



**Braeside,
Ullenhall Street, Ullenhall, Warwickshire, B95 5PA
£550,000**

This deceptively spacious semi-detached property has been lovingly renovated and extended by the current owners, resulting in well laid out accommodation that is ideal for modern family living. Inside, there are three bedrooms (with potential for a fourth bedroom to the ground floor), family bathroom, generous reception room (plus study), substantial open plan kitchen/dining/family room, utility room, and downstairs WC with cloakroom. Externally, the property benefits from a pleasant South-West facing garden, double-length garage, and ample driveway parking to the front.

Ullenhall is an idyllic village set amongst the glorious Warwickshire countryside. The centre of the village boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles to the West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.



This property is set back from the road behind a wide driveway with block paving and gravelled area beyond, which provides parking for multiple vehicles and gives access to the garage to the left-hand side. The front door opens into:

Entrance Porch
6'5" x 4'0" (1.97m x 1.22m)
With UPVC double glazed windows to the front and side. Door into:

Reception Hall
15'1" x 3'8" (max) (4.62m x 1.13m (max))
With laminate flooring. Door into:

Study/Guest Bedroom
12'4" x 7'11" (3.76m x 2.42m)
With UPVC double glazed window to the front and laminate flooring.

Downstairs WC
6'5" x 3'4" (1.96m x 1.02m)
With low level WC, pedestal wash hand basin, extractor fan, and ceramic tiled flooring. Door into:

Cloakroom
7'11" x 2'6" (2.42m x 0.77m)
Providing storage space.

Living Room
17'2" (into bay window) x 11'6" (5.25m (into bay window) x 3.51m)
With UPVC double glazed box bay window to the front.

Open Plan Kitchen/Dining/Family Room
24'8" (overall) x 18'6" (7.53m (overall) x 5.65m)
With feature UPVC double glazed roof lantern, UPVC double glazed windows to the side and rear, bi-fold door leading to the rear garden, and laminate flooring.

- Kitchen Area**
With door into the utility room, a range of wall, drawer and base units with composite work surfaces and matching upstands over, central island with inset twin bowl stainless steel sink and chrome mixer tap over, space for a range-style cooker, space for an American-style fridge-freezer, built-in dishwasher, and pull-out larder unit with shelving.
- Dining Area**
With electric panel heater.
- Family Area**
With feature "Morsø" fireplace with glass hearth to the corner.

Utility Room
8'0" x 7'11" (2.46m x 2.42m)
With door and steps into the garage, double glazed casement doors leading to the rear garden, wall and base units with work surface and matching upstands over, inset single drainer stainless steel sink with chrome mixer tap over, space and plumbing for a washing machine, space and vent for an automatic tumble dryer, and tiled flooring.

First Floor Landing
13'3" x 8'5" (4.04m x 2.58m)
Via a half landing; with hatch giving access to the roof space and UPVC double glazed window to the side. Door into:

Linen Store
With slatted shelving.

Bedroom One
13'5" x 12'5" (4.09m x 3.81m)
With UPVC double glazed window to the front, substantial range of built-in wardrobes with sliding doors and fitted shelving, and radiator.

Bedroom Two
11'7" x 11'5" (3.55m x 3.50m)
With UPVC double glazed window to the rear and radiator.

Bedroom Three
11'5" x 9'0" (3.49m x 2.75m)
With UPVC double glazed window to the front and radiator.

Family Bathroom
12'10" (including shower cubicle) x 8'10" (3.93m (including shower cubicle) x 2.70m)
With obscure UPVC double glazed windows to the side and rear, 4-piece suite comprising; large shower cubicle with glazed slide back screen, mains fed 'rain head' shower and additional handheld shower attachment over, bath with handheld shower attachment and chrome mixer tap over, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, tiling to the walls, and ceramic tiled flooring.

South-West Facing Rear Garden
Immediately to the rear of the property, there is a wide composite decked area that is perfectly positioned to capture the midday/afternoon/evening sunshine. Beyond, is the neatly lawned garden, which is enclosed by well-defined timber fencing to three sides, providing both privacy and a secure space for outdoor entertainment and enjoyment.

Garage
22'7" x 8'0" (6.89m x 2.46m)
With roll-up single garage door to the front, oil-fired "Grant" central heating and hot water boiler, consumer unit, electricity meter, and "Octopus Energy" EV charging point, and concrete floor.

Additional Information
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Limited' and 'None'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:
Stratford-on-Avon District Council - Band E

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:
Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the garage.

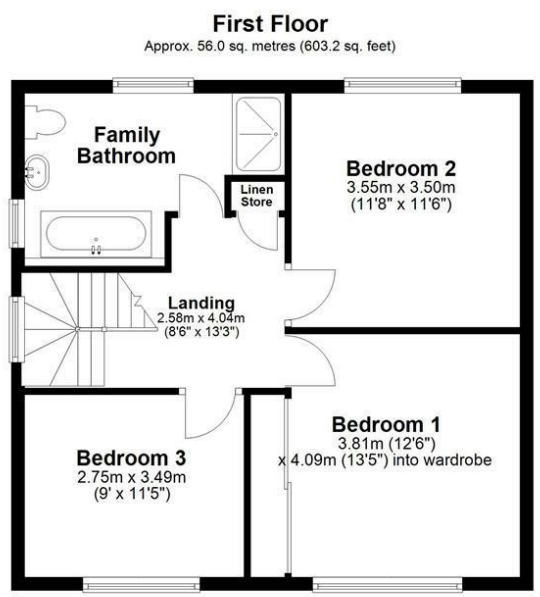
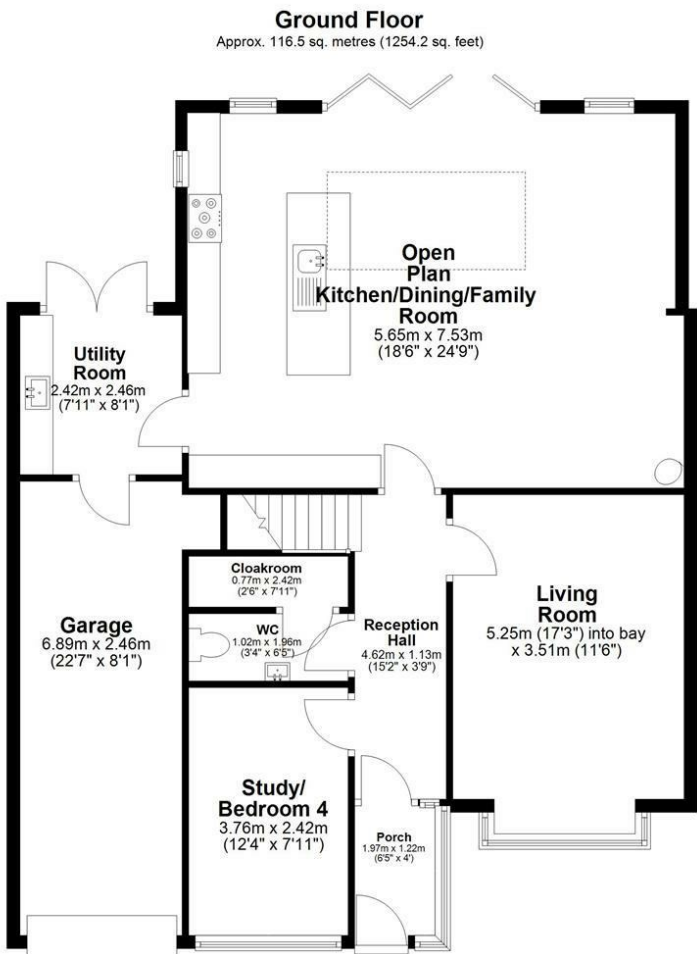
Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 172.6 sq. metres (1857.4 sq. feet)

