



**2 Barrells Cottage St. Marys Close
Ullenhall, Nr. Henley-in-Arden, Warwickshire B95 5NA**

Offers In The Region Of £350,000

A beautifully presented three-bedroom semi-detached home, ideally located in the highly desirable village of Ullenhall. The property briefly comprises three well-proportioned bedrooms, modern bathroom, fitted kitchen, cloakroom and a living/dining room with sliding patio doors opening onto the sun terrace. Outside, there is an attractive, low-maintenance rear garden, perfect for relaxing or entertaining. The property is being sold with the benefit of no upper chain.

Ullenhall village is just 2 miles from the shops and facilities in Henley-in-Arden and 5 minutes drive up onto the A435 dual carriageway that gives fast access to Junction 3 of the M42. This popular village boasts a thriving pub, a busy village hall, a tennis club and adjoining recreational fields. With easy access to motorway networks via the A435, M42, M40 and M5 as well as to Birmingham International Railway Station, Airport and the NEC.



Set back from the road behind a gravelled foregarden/driveway. A timber gate provides pedestrian access to the rear garden and a paved footpath leads to the front of the property with external lighting and a UPVC double glazed front door opening into:-

Entrance Hall

With laminate flooring, cloaks cupboard, wall mounted electric panel radiator, staircase rising to the first floor, doors to the kitchen and living room, door to storage cupboard and door opening into:-

Cloakroom

5'10" max x 2'7" (1.8m max x 0.8m)

With low level W.C. Vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splash backs. UPVC double glazed obscure window to the front with fitted blinds, chrome ladder style heated towel rail and feature circular wall mirror.

Fitted Kitchen

11'1" x 6'6" (3.4m x 2m)

A range of wall, base and drawer units with square edged work surfaces over and matching up-stands, inset 1 1/4 sink unit with chrome mixer tap, electric cooker with chrome chimney style extractor hood over and tiling to splash backs, fridge/freezer, dishwasher, door to utility cupboard housing an automatic washing machine and tumble dryer, UPVC double glazed window to the front with fitted blinds, wall mounted electric panel radiator, UPVC double glazed door providing side access to the rear garden, microwave, toaster and kitchen utensils.

Living/Dining Room

16'4" x 14'1" max (5m x 4.3 max)

With laminate flooring, UPVC double glazed sliding patio doors opening out to the rear garden, UPVC double glazed window with curtains. feature fireplace with inset electric fire and large mirror over, 3-seater sofa, armchair with stool, small wicker coffee table, T.V cabinet with T.V, Sky box and broadband, small coffee table with lamp, 6-seater dining table and chairs, display shelving unit, large feature arched mirror, wall mounted electric panel radiator.

First Floor

Double doors to airing cupboard housing the hot water cylinder and fitted shelving, doors to three bedrooms and bathroom.

Bedroom One

13'5" x 8'10" (4.1m x 2.7m)

UPVC double glazed window to the front with fitted blinds and curtains, double bed with two bedside cabinets and lamps, wall mounted electric panel radiator, freestanding mirrored wardrobe with hanging rail and shelving, fitted dressing table shelf with chair and stool, wall mounted T.V and rug.

Bathroom

7'2" x 6'2" (2.2m x 1.9m)

UPVC double glazed window to the front with fitted blinds, P-Shaped bath with chrome mixer tap, mains fed "Drench Head" shower over and secondary hand held attachment, glass shower screen, low level W.C. Pedestal wash hand basin with chrome mixer tap over, tiling to all splash back areas, chrome ladder style heated towel rail, extractor fan and fitted mirrored bathroom cabinet.

Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)

Double bed with two bedside cabinets and lamps, UPVC double glazed window to the rear with fitted blinds and curtains, wall mounted electric panel radiator, fitted dressing table shelf with stool, wall mounted T.V.

Bedroom Three

8'2" x 6'10" (2.5m x 2.1m)

Single bed, UPVC double glazed window to the rear with fitted blinds and curtains, fitted dressing table shelf with stool, wall mounted T.V, single electric panel radiator.

Garden

A well presented low maintenance garden featuring a large timber decking area with timber balustrade fencing, outdoor rattan corner sofa set and table, two large feature topiary pots, a gravelled area leads to a brick built storage shed and side access to the front of the property.

Brick Built Storage Shed

5'10" x 4'11" (1.8m x 1.5m)

With power and lighting.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property.

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 EE, Vodafone and O2 being rated 'Good outdoor' coverage and Three being rated 'variable outdoor' coverage. For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:

This location is in 'Flood Zone 1' ("Land within flood zone 1 has a low probability of flooding from rivers and the sea"). For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website (For planning purposes or scoping a site)."

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).

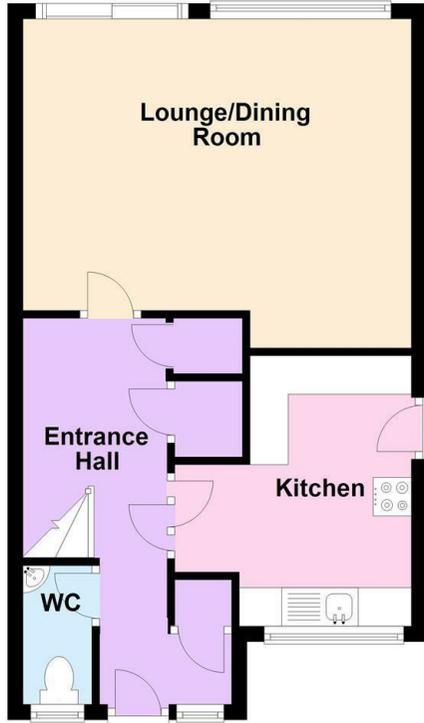
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Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)

