



EARLES
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23 St Michaels Road
Claverdon, Warwickshire CV35 8NT

Offers In The Region Of £575,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A rare opportunity to acquire a deceptively spacious, three bedrooned detached bungalow, situated in the prestigious location of St Michaels Road, Claverdon. The property enjoys an enviable position on the road, being discretely positioned down a gravelled driveway and occupies a large plot, not overlooked by anyone.

The property briefly comprises; Entrance hall, cloakroom, front reception room, living/dining room, kitchen, three double bedrooms and bathroom. Further benefiting from a large wrap around garden, driveway parking for multiple vehicles, double garage, UPVC double glazing throughout and oil fired central heating.

Claverdon is a picturesque village which provides many amenities including a community store, fine parish church and multiple public houses. There are an excellent range of state, private and grammar schools in the Claverdon area as well as leisure facilities including The ArdenCote Country Club. Claverdon further benefits from being surrounded by the rolling hills and fields of Warwickshire countryside.

Stratford upon Avon (8 miles) is readily accessible from Claverdon, as is Warwick (6 miles) and Leamington Spa (8 miles). All of the above have railway stations and trains to London Marylebone and Birmingham City Centre. The M40 (J15) is just 5 miles from the property, Solihull is 15 miles away and Birmingham is 20 miles away.
(distances approximate)



Approached down a private shared gravelled drive which leads to the property, with a block paved driveway providing off road parking for several vehicles and access to the double garage. The property is well screened behind mature trees, shrubs and bushes. A timber gate provides side access to the rear of the property. A UPVC double glazed front door opens into:-

Entrance Hall

With built in storage cupboard, radiator and door opening into:-

W.C

With low level W.C, vanity unit with inset wash hand basin with chrome mixer tap over, tiling to splash backs, radiator and UPVC double glazed obscure window to the side.

Reception Hall

With UPVC double glazed window to the front, radiator and double doors opening into:-

Lounge/Dining Room

UPVC double glazed windows to the front and side, two radiators, feature glass 'Living Flame' electric fire and UPVC double glazed sliding doors opening out to the rear garden.

Kitchen

A range of wall, base and drawer units with roll top work surfaces over and matching up-stands, inset 1 1/4 stainless steel sink unit with chrome mixer tap over, space for a freestanding cooker, integrated fridge/freezer, space and plumbing for an automatic washing machine, UPVC double glazed window overlooking the rear garden, tiling to splash backs, radiator, UPVC double glazed door to the rear garden and tiled flooring.

From the front reception room a door opens into:-

Inner Hall

With radiator, airing cupboard with radiator, built in storage cupboard, hatch giving access to the loft with drop down ladder, lighting and boarded. Doors to three bedrooms and bathroom.

Bedroom One

With UPVC double glazed window to the front and radiator.

Bedroom Two

With UPVC double glazed window overlooking the rear garden and radiator.

Bedroom Three

UPVC double glazed window to the front and radiator.

Bathroom

4-piece suite comprising; panelled bath with chrome mixer tap over, shower unit with 'Mira Sport' electric shower and glazed door, low level W.C, vanity unit with inset wash hand basin and chrome mixer tap over. UPVC obscure double glazed window to the rear, radiator, tiled flooring and wall tiling to half height.

Rear Garden

An attractive and extremely private rear garden, well screened on all sides by mature trees and hedging. Mainly laid to lawn with paved patio. A UPVC double glazed door opens into the garage. There is an outdoor cold water tap and two greenhouses. The garden wraps around to the side making it an extremely generous size. There are a wide range of mature trees, bushes, plants and shrubs.

Double Garage

With metal up and over electrically powered door, power and lighting, fitted shelving, floor mounted 'Worcester' oil fired boiler and hot water tank.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via oil fired central heating.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 50 Mbps and highest available upload speed 8 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.





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' for Three, 'Limited & None' for O2, 'Limited & None' for Vodafone and None for 'EE'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band E

EPC: To follow

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>

Fixtures & Fittings:

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

Viewing:

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

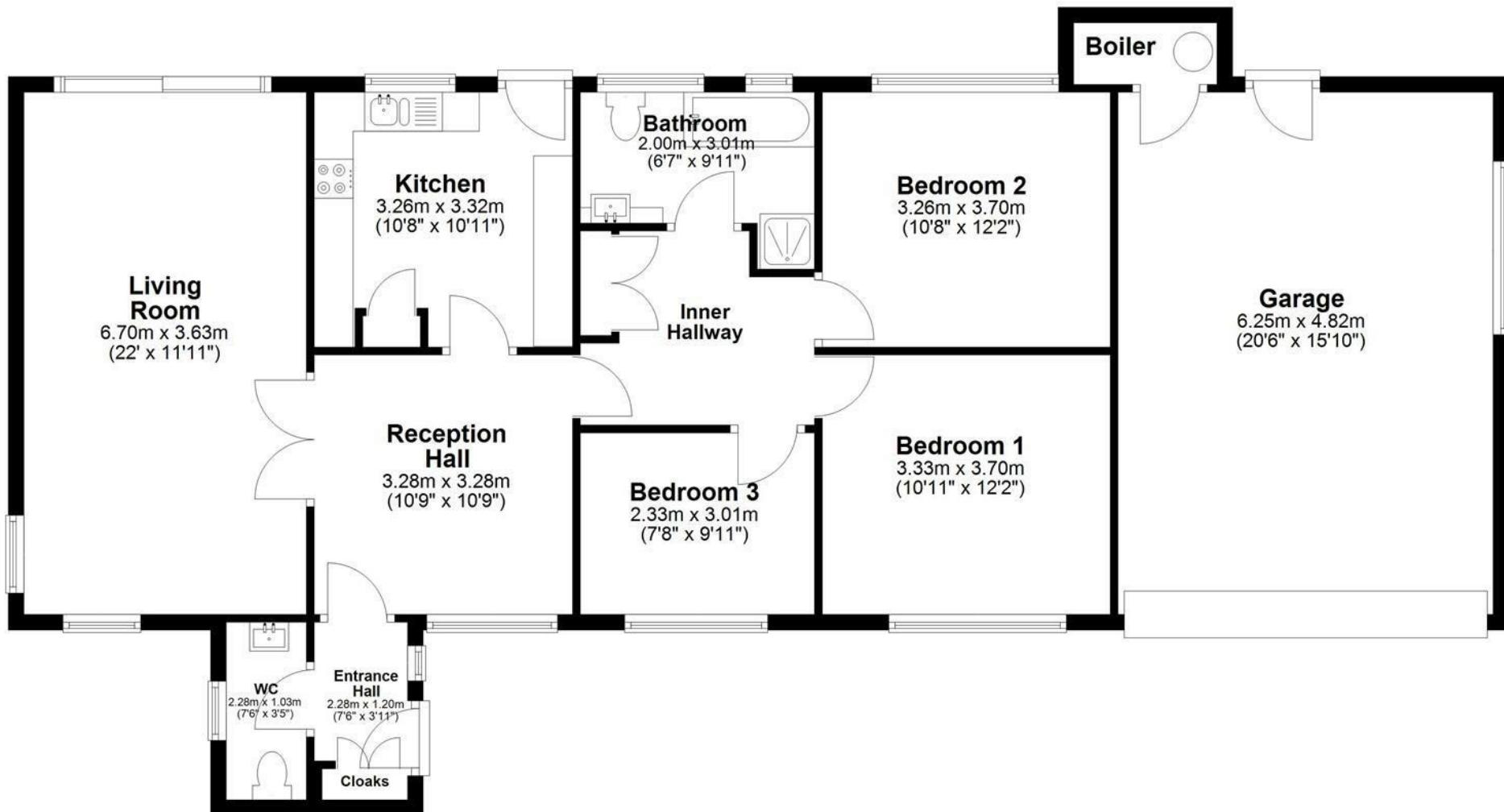
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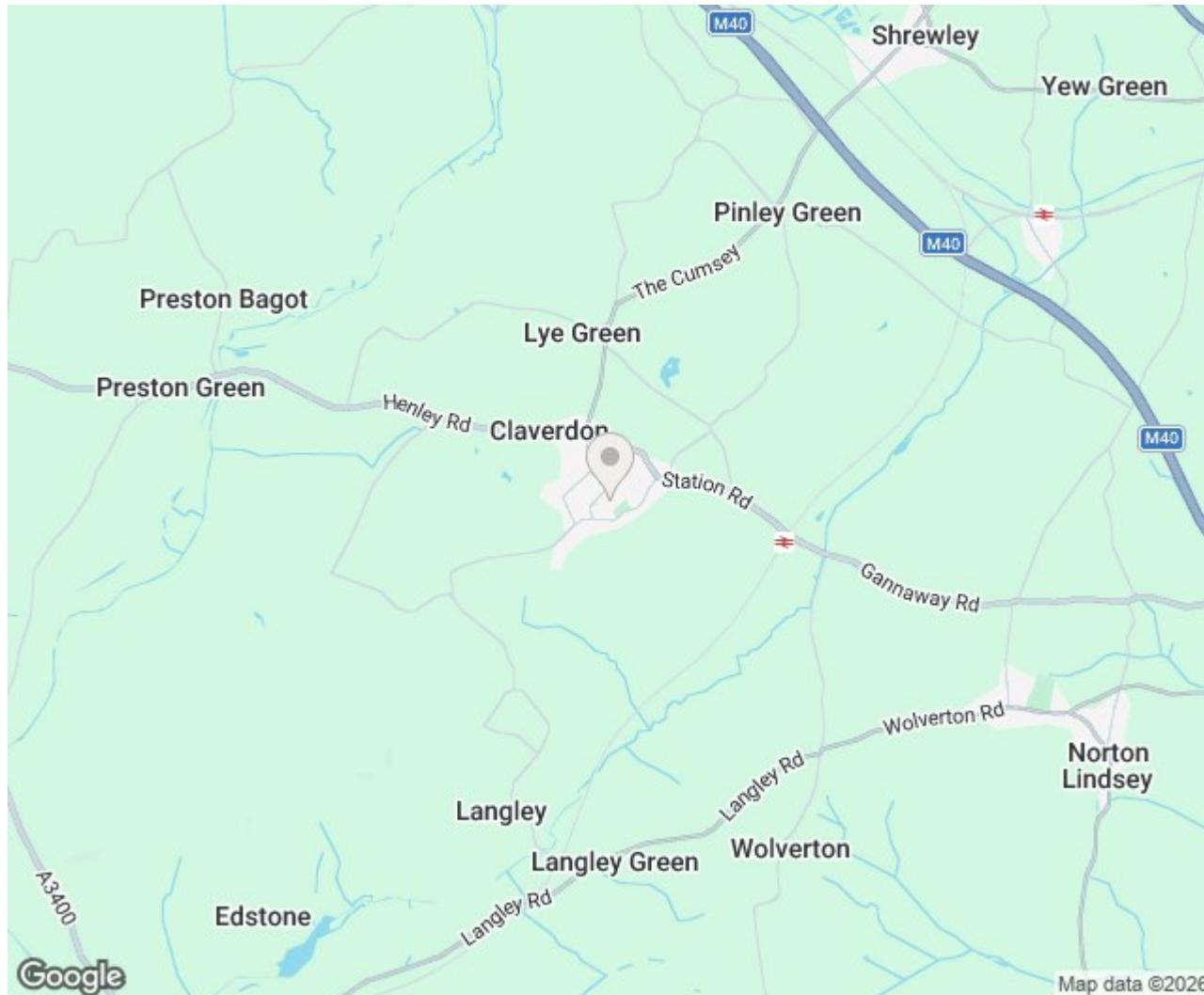


Bungalow

Approx. 131.1 sq. metres (1411.6 sq. feet)



Total area: approx. 131.1 sq. metres (1411.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		