



EARLES
TRUSTED SINCE 1935



21 Wood Lane
New End, B96 6NN
Asking Price £695,000

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

An excellent opportunity to acquire a three-bedroom detached bungalow set on a generous plot of approximately 1.1 acres, situated in the desirable location of New End, Astwood Bank. The property enjoys spacious accommodation arranged over one floor, comprising a welcoming entrance hall, a light and airy open-plan living/dining room, a fitted kitchen with adjoining utility, three well-proportioned double bedrooms, a family bathroom with separate W.C., and an en-suite shower room to the master bedroom.

Outside, the property boasts extensive gardens, a double garage, and useful outbuildings including a chicken shed. In addition, the previous owner commenced a loft conversion under permitted development rights, with several Velux windows already in place, offering exciting potential to create a further two to three bedrooms and an additional family bathroom.

This rare offering combines generous living space, substantial grounds, and excellent scope for further enhancement, making it an ideal purchase for those seeking a versatile home in a highly regarded Worcestershire setting.

Entrance Porch
5'10" x 2'11" (1.8 x 0.89)

Hallway
6'10" x 12'1" (2.1 x 3.7)
Having doors leading to rooms and hatch providing loft access.

Living Area
19'0" x 10'9" (5.8 x 3.3)
With a window to the front elevation, a brick-built fireplace with open fire, and access to;

Dining Area
7'10" x 12'9" (2.4 x 3.9)
Having a window to the rear elevation and a doorway leading to;

Kitchen
9'5" x 12'5" (2.89 x 3.8)
Kitchen fitted with a range of wall and base units with laminate worktops, stainless steel sink with hot and cold taps, space for an oven and fridge-freezer, and a window to the rear elevation. Archway leading to;

Utility Room
8'5" x 3'10" (2.59 x 1.18)
Utility room fitted with a base unit and stainless steel sink with hot and cold taps, with window and door providing access to the rear garden. Also housing a wall-mounted gas boiler, with doorway leading to;

Garage
8'6" x 17'4" (2.6 x 5.3)
Garage having power and lighting, with an up-and-over door.

Bedroom 1
13'1" x 12'1" (4 x 3.7)
Master suite located to the rear of the property, with a window overlooking the garden and an opening into;

En suite
7'10" x 4'11" (2.4 x 1.5)
Fitted with a walk-in shower with electric shower over, low-level W.C., and hand basin, with tiled splashbacks and a frosted window to the rear elevation.

Bedroom 2
10'2" x 11'1" (3.1 x 3.4)
Generously sized bedroom with a window to the side elevation and space for wardrobes.

Bedroom 3
10'2" x 10'2" (3.1 x 3.1)
Bedroom located to the front of the property, with a window to the front elevation and space for wardrobes.

Family Bathroom
4'11" x 7'6" (1.5 x 2.3)
Fitted suite comprising a bathtub with hot and cold taps, low-level W.C.

W.C
4'11" x 3'7" (1.5 x 1.1)
Having a w.c and handbasin.

Loft
46'7" x 11'5" (with restricted head height) (14.2 x 3.5 (with restricted head height))
Fully boarded loft down the centre with several Velux windows. The previous owner began a conversion under permitted development rights, offering potential to create a further 2-3 bedrooms and a family bathroom (subject to completion of works and any necessary approvals).

Workshop
16'0" x 19'0" (4.89 x 5.8)
A concrete section outbuilding fitted with an up-and-over door, complete with power and lighting.

Chicken Shed
40'4" x 11'5" (12.3 x 3.5)
An old timber-constructed chicken shed set on brick foundations, offering scope for storage or alternative uses (subject to any necessary consents).

Services
Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services. That being said, we understand that mains electricity, gas, drainage and water are connected to the property. We have also been advised that there is a spring fed well.

Authorities
National Grid (www.nationalgrid.co.uk)
Sewer Trent Water (www.stwater.co.uk)
Wychavon (<https://www.wychavon.gov.uk/>)

Tenure and Possession
The property is Freehold and vacant possession will be given upon completion.

Plans
Plans are shown for identification purposes (only).

Viewings
Strictly by prior appointment with the auctioneers.
Please call the office (01789 330 915 / 01564 794 343) to arrange a viewing.

Directions
Post Code:
B96 6NN

What3Words:
///enlarge.spokes.haunt

Vendors Solicitors
Hall Reynolds Solicitors
18 High Street
Bidford-on-Avon
Alcester
B50 4BU

Acting: Ms Stephanie Breeden
Email: stephanie@hallreynolds.co.uk
Telephone: 01789 772 955

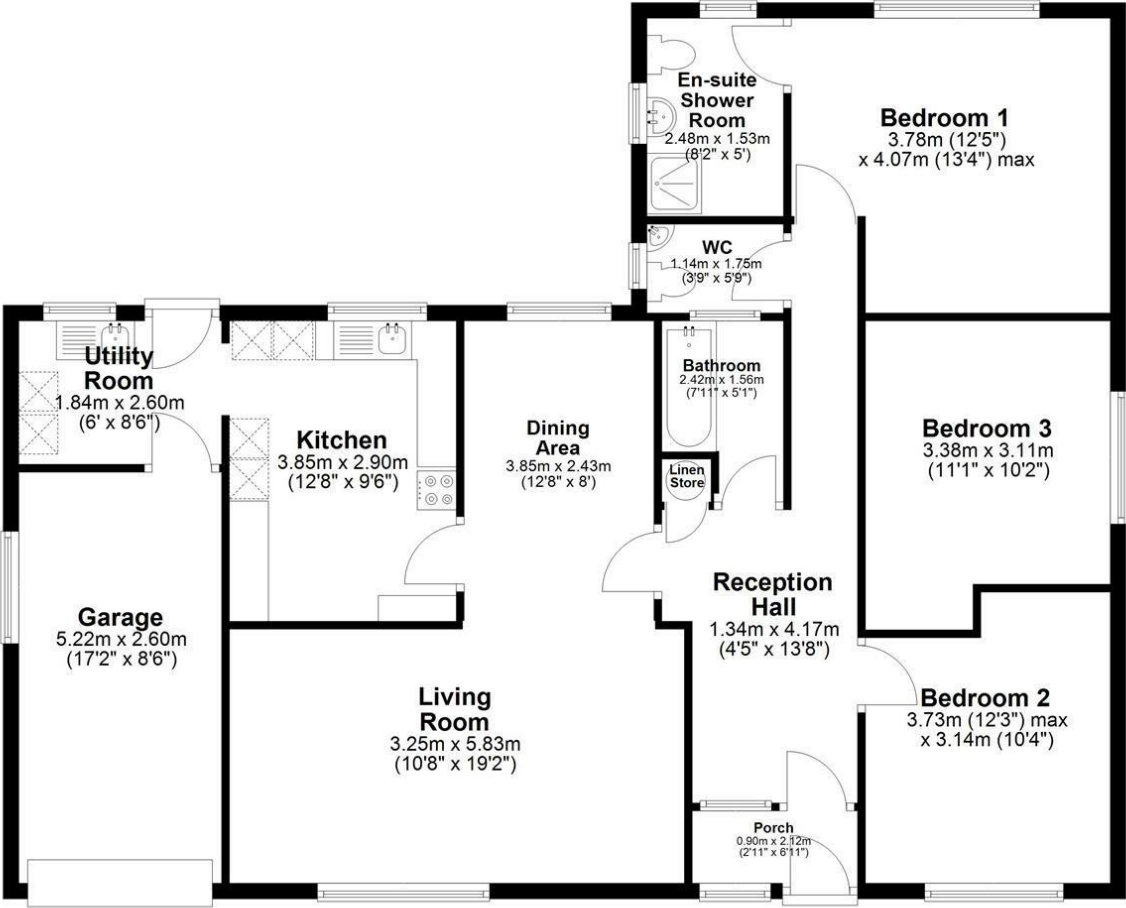
Money Laundering
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

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Company No: 13260015 Agency & Lettings.
Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



Bungalow

Approx. 128.0 sq. metres (1378.3 sq. feet)



Total area: approx. 128.0 sq. metres (1378.3 sq. feet)

