



EARLES
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**2 Fairford Close
Solihull, West Midlands B91 1JF**

Offers In The Region Of £699,950

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

Occupying a generous corner plot, this well presented detached family home has been carefully maintained by the current owners, who have lived at the property since it was constructed by David Wilson Homes in 1995. The accommodation is arranged over two floors and briefly comprises; four good-sized bedrooms, two bathrooms (including en-suite shower room to the main bedroom), three generous reception rooms (including study/snug), breakfast kitchen, utility room, downstairs WC, and double garage. Externally, the property benefits from ample driveway parking to the front and a delightful South-East facing garden at the rear.

The town of Solihull offers an excellent range of amenities to include the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Solihull") is only 1.2 miles away and provides direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.



This property is set back from the road behind a lawned foregarden, with borders housing a range of mature shrubs and trees, and tarmacadam driveway, which provides parking for multiple vehicles and gives access to the double garage. To the side of the property, a pedestrian gate provides access to the rear garden.

Canopy Porch

The UPVC double glazed front door opens into:

Reception Hall

16'4" x 7'0" (5.00m x 2.15m)

With staircase rising to the first floor, radiator, and tiled flooring. Door into:

Downstairs WC

8'1" x 3'0" (2.48m x 0.93m)

With low level WC, wall mounted wash hand basin with hot and cold taps over, tiling to splashback areas, radiator, and tiled flooring (matching the reception hall).

Living Room

19'4" x 11'9" (5.91m x 3.59m)

With UPVC double glazed walk-in bay window to the front, feature fireplace with ornate surround, marble effect hearth and inset coal effect fire, and radiator. A pair of glazed doors open into:

Dining Room

11'9" x 10'1" (3.60m x 3.08m)

With double glazed sliding patio door leading to the rear garden and radiator.

Study/Snug

11'9" x 7'11" (3.59m x 2.43m)

With UPVC double glazed walk-in bay window to the rear and radiator.

Breakfast Kitchen

13'11" x 10'2" (4.25m x 3.11m)

With UPVC double glazed window to the rear, a range of wall, drawer and base units with square edged granite work surface over, inset sink with mixer tap over, freestanding "Rangemaster" cooker with matching extractor hood over, integrated fridge-freezer, integrated dishwasher, space for a breakfast table and chairs, tiling to splashback areas, and radiator. Door into:

Utility Room

10'6" x 5'3" (3.22m x 1.62m)

With UPVC part glazed door leading to the rear garden, a range of wall and base units with roll edged laminate work surface over, inset sink with draining board and mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and wall mounted gas-fired boiler.

First Floor Landing

With hatch giving access to the loft space and radiator. Door into:

Bedroom One

14'5" x 11'9" (4.40m x 3.60m)

With UPVC double glazed window to the front, built-in wardrobes, and radiator. Door into:

En-Suite Bathroom

10'4" x 5'6" (3.17m x 1.70m)

With obscure UPVC double glazed window to the front, 4-piece suite comprising; panelled bath with hot and cold taps over, shower cubicle with glazed door and mains fed shower over, low level WC, pedestal wash hand basin with with mixer tap over, tiling to splashback areas, and radiator.

Bedroom Two

13'5" x 9'5" (4.09m x 2.88m)

With UPVC double glazed window to the rear, built-in wardrobes, and radiator.

Bedroom Three

11'6" x 11'1" (3.51m x 3.40m)

With UPVC double glazed window to the rear, built-in wardrobes, and radiator.

Bedroom Four

12'1" x 11'6" (3.69m x 3.51m)

With UPVC double glazed window to the front, built-in wardrobes, and radiator.

Bathroom

10'3" x 9'2" (3.14m x 2.80m)

With obscure UPVC double glazed window to the rear, 4-piece suite comprising; panelled bath with hot and cold taps over, shower cubicle with glazed door, mains fed 'drench head' shower (plus additional attachment) over, low level WC, pedestal wash hand basin with mixer tap over, tiling to splashback areas, and radiator.

Double Garage

17'8" x 16'3" (5.40m x 4.96m)

With two up-and-over doors to the front, lighting, and power.

South-East Facing Rear Garden

Mainly laid to lawn with a block paved patio area and borders housing a range of mature plants, shrubs and trees. The garden is enclosed on two sides by timber fencing.

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 1,000 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor', O2 and Three being rated 'Good outdoor, variable in-home', and Vodafone being rated 'Good outdoor and in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band F

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, gas, and water are connected to the property. The heating is via a gas-fired boiler, which is located in the utility room. The loft space is boarded, with lighting and a pull-down ladder for access.

Tenure:

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

Viewing:

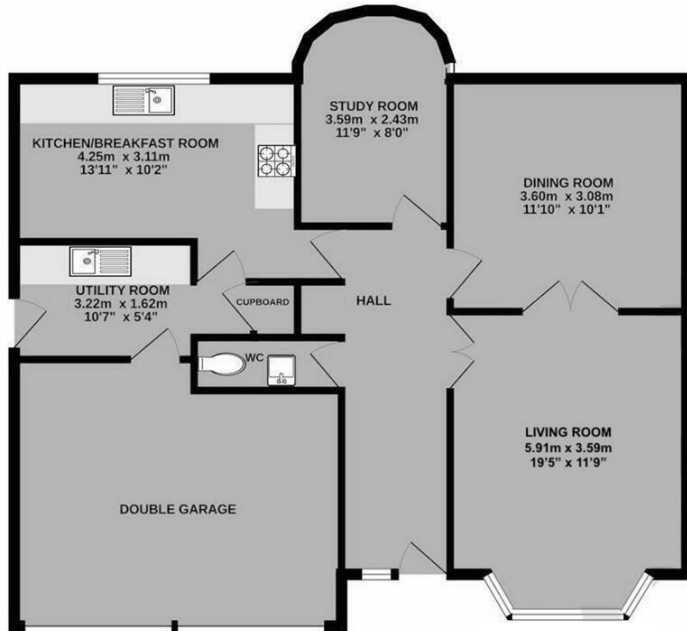
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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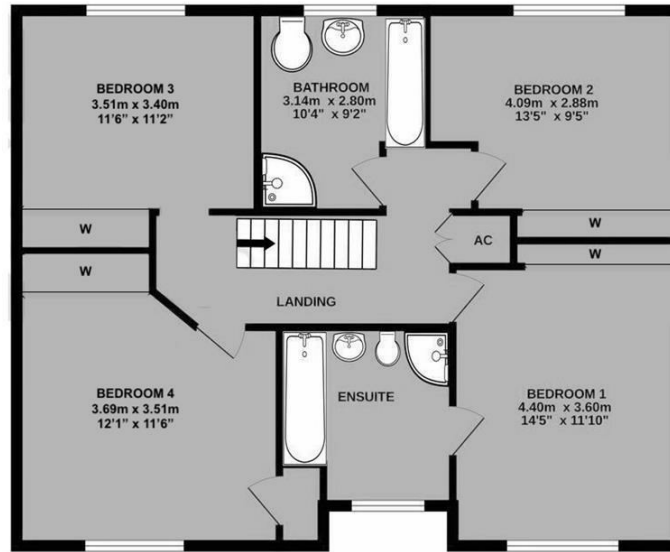




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 170.8 sq.m. (1838 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

