EARLES
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23 Mayswood Road,
Wootton Wawen, Warwickshire, B95 6AT

Offers In The Region Of £375,000

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

This deceptively spacious semi-detached bungalow has recently been redecorated, allowing any new owner to personalise to their own taste. In brief, the accommodation comprises; three bedrooms, one shower room, substantial living/dining room, and fitted kitchen. Externally, there is ample driveway parking to the front, a garage (plus car port) and a pleasant rear garden, which adjoins open fields. The property also benefits from being offered for sale with no onward chain.

Wootton Wawen has a great deal to offer, with a local shop, post office, primary school, excellent pub, village hall, and renowned Anglo-Saxon parish church. The railway station ("Wootton Wawen") provides regular trains to Stratford-upon-Avon and Birmingham City Centre. There is also a bus route that runs to Stratford-upon-Avon, Shirley and Solihull Town Centre. The village is conveniently located for major road networks, with the M40 (J16) and M42 (J3A) motorways located just 5 miles and 7 miles, respectively. The property itself lies approximately 1.4 miles from 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, and secondary school.







This property is set back from the road behind a long tarmacadam driveway, which provides parking for several vehicles and gives access to the car port and garage. There is a shared lawned foregarden and the UPVC front door, with glazed panel to the side, opens into:

Reception Hall
6'6" x 3'8" (2.00m x 1.14m)

Bedroom One
14'2" x 9'10" (4.32m x 3.02m)

Bedroom Two
11'0" x 9'11" (3.36m x 3.03m)

Inner Hall

Shower Room
7'10" x 5'6" (2.39m x 1.68m)

Kitchen
11'0" x 8'5" (3.36m x 2.57m)

Side Porch
8'5" x 4'0" (2.57m x 1.23m)

Bedroom Three/Home Office
15'7" x 9'11" (4.75m x 3.04m)

Living/Dining Room
23'8" x 12'3" (max) (7.22m x 3.75m (max))

Garage
17'1" x 8'0" (5.21m x 2.45m)

Car Port

Rear Garden
Mainly laid to lawn with slabbed patio area and stocked with mature borders of plants and shrubs. The garden is bound on either side by timber fencing and by mature hedging to the other side, which adjoins open fields beyond. To the side, there is a gate giving pedestrian access to the front of the property.

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 is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor and in-home
O2 - Variable outdoor
Three - Good outdoor, variable in-home
Vodafone - Variable outdoor

For more information, please visit: https://checker.ofcom.org.uk/.

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

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 combination boiler.

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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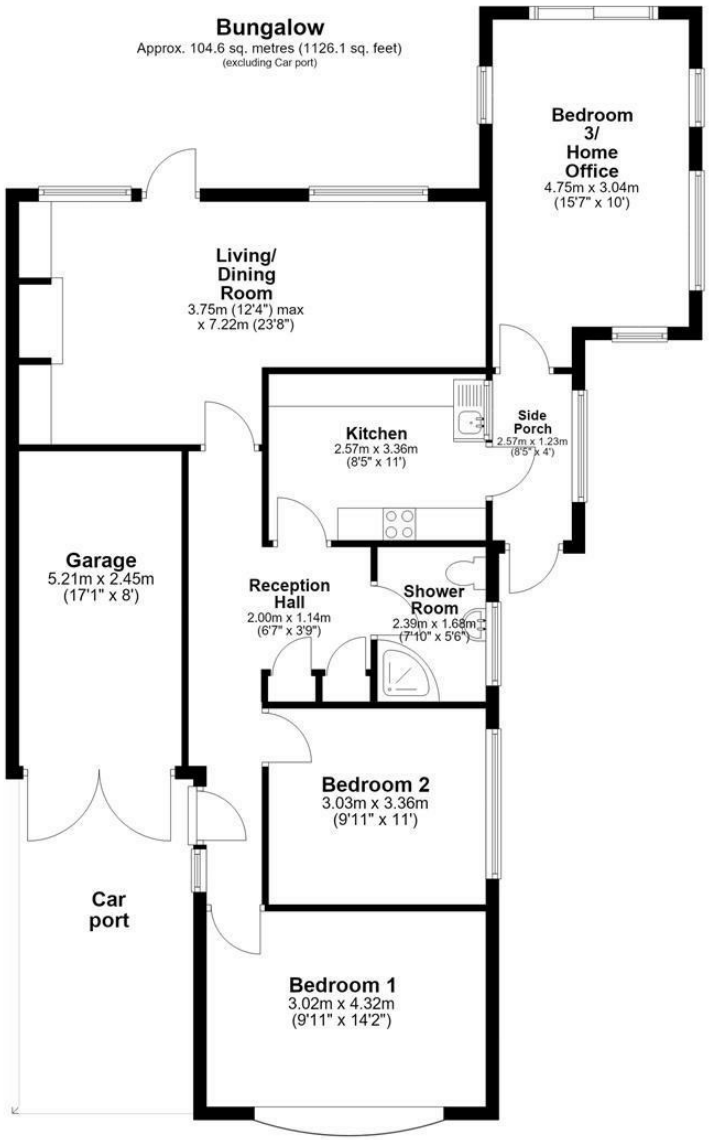




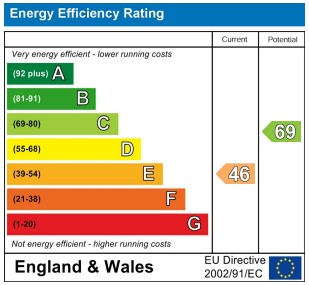


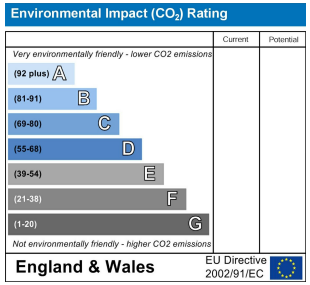






Total area: approx. 104.6 sq. metres (1126.1 sq. feet)







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