EARLES
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115 Shutt Lane,
Earlswood, Solihull, B94 6BZ

Offers In Excess Of £620,000

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

Enjoying delightful open countryside views to the rear, this light and spacious detached family home presents an exciting opportunity for any new buyer to modernise and personalise to their own style. In brief, the well laid-out accommodation briefly comprises; four good-sized bedrooms, two bathrooms (including en-suite shower room to the main bedroom), substantial living/dining room, large conservatory, breakfast kitchen, and utility room. The property further benefits from a pleasant rear garden, double garage and ample driveway parking to the front.

Located between Tanworth-in-Arden and Shirley, Earlswood is a popular semi-rural location that offers such amenities as a convenience store, highly-regarded nursery and primary school, multiple pubs, village hall, and garage and petrol station. It also boasts the Clowes Wood Nature Reserve, Earlswood Garden & Landscape Centre, Manor Farm Craft Centre, and Earlswood Lakes (man-made reservoirs). The property sits within the catchment area for Solihull, which has schools to suit all age groups, including public and private schools. It is well placed for easy access to the M42 (J3) motorway, which provides fast links to the M1, M5, M6 and M40 motorways. The closest railway station ("The Lakes") offers regular trains to Henley-in-Arden, Stratford-upon-Avon, Shirley and Birmingham City Centre.

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

The front door, with canopy over, opens into:

Entrance Hall
14'4" x 5'10" (max)/4'5" (min) (4.37m x 1.78m (max)/1.37m (min))
With coving to the ceiling, staircase rising to the first floor, and double doors leading to the cloaks cupboards. Door into:

Downstairs WC
With low level WC and wash hand basin.

Living Room
32'8" x 11'10" (max)/10'11" (min) (9.96m x 3.63m (max)/3.35m (min))
Measurements include dining room; with coving to the ceiling, UPVC double glazed walk-in bow window to the front, two feature arched alcove shelves, and fireplace with Adams-style surround and marble effect slips and hearth. Wide opening into:

Dining Room
With coving to the ceiling, ceiling light point with decorative rose, full height UPVC double glazed window to the rear, door to the side leading to the rear garden, and service hatch through to the breakfast kitchen.

Breakfast Kitchen
14'9" x 9'3" (4.52m x 2.84m)
With UPVC double glazed windows to the side and rear, a range of wall, drawer and base units (including glazed display cupboards) with work surface over, inset 1.25 stainless steel sink with draining board and mixer tap over, built-in eye-level electric double oven and grill, inset 5-ring gas hob with fume extractor over, space and plumbing for a dishwasher, breakfast bar with space for 3 stools, and tiling to splashback areas. Door into:

Utility Room
10'0" (max)/6'2" (min) x 7'1" (max)/4'9" (min) (3.05m (max)/1.90m (min) x 2.18 (max)/1.47m (min))
With double doors leading to the pantry, further door leading to the conservatory, fitted with wall, drawer and base units with work surface over, inset stainless steel sink with draining board and mixer tap over, space for a freestanding fridge and freezer, and space and plumbing for a washing machine.

Conservatory
22'0" x 11'10" (6.73m x 3.63m)
With pitched polycarbonate roof, ceiling fan, UPVC double glazed windows to the side and rear, and feature herringbone flooring.

First Floor Landing
With hatch giving access to the loft space. Door into:

Bedroom One
12'11" x 11'10" (3.94m x 3.63m)
With UPVC double glazed window to the front and a range of built-in wardrobes. Door into:

En-Suite Shower Room
5'10" x 5'6" (1.80m x 1.70m)
With UPVC double glazed window to the front, 3-piece suite comprising; shower cubicle with glazed door and shower over, low level WC, vanity unit with inset wash hand basin and hot-and-cold taps over, and tiling to all walls to full height.

Bedroom Two
10'11" x 10'9" (max)/9'1" (min) (3.33m x 3.30m (max)/2.77m (min))
With UPVC double glazed window to the rear and built-in wardrobes.

Bedroom Three
14'2" x 8'7" (4.32m x 2.62m)
With UPVC double glazed window to the rear and built-in wardrobes.

Bedroom Four
9'8" x 8'7" (2.95m x 2.62m)
With UPVC double glazed window to the front.

Family Shower Room
8'0" (max)/5'4" (min) x 6'11" (max)/4'0" (min) (2.44m (max)/1.63m (min) x 2.13m (max)/1.24m (min))
With UPVC double glazed window to the rear, 3-piece suite comprising; shower cubicle with sliding glazed doors and shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin and hot-and-cold taps over, extractor fan, tiling to all walls to full height, and tiled flooring.

Double Garage
18'0" (max)/17'1" (min) x 12'4" (max)/8'7" (min) (5.49m (max)/5.23m (min) x 3.76m (max)/2.64m (min))
With electric up-and-over door to the front.

Rear Garden
Mainly laid to lawn with a block paved patio area and borders housing a range of mature shrubs and trees. A paved pathway leads to the rear of the garden, where there is a space for a timber shed and greenhouse.

ADDITIONAL INFORMATION
Broadband and Mobile:
Superfast broadband speed is available in the area, with a predicted highest available download speed of 80 Mbps and a predicted highest available upload speed of 20 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor
O2 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor

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

Council Tax:
Stratford-on-Avon District 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.

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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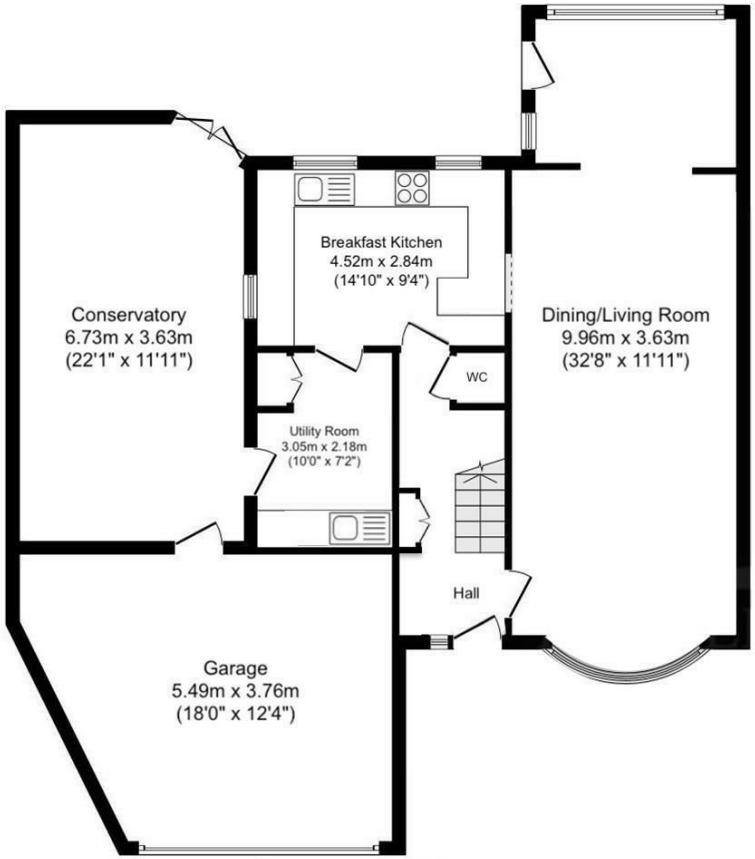
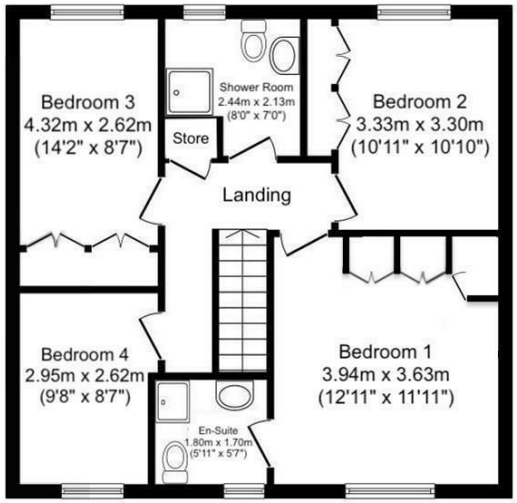
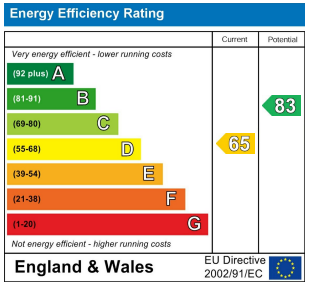


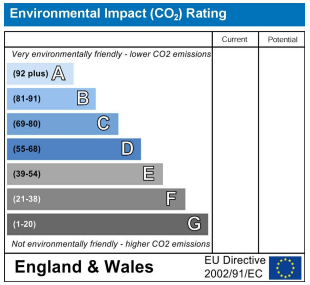
Ground Floor



First Floor

Total floor area 173.1 sq.m. (1,863 sq.ft.) approx





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