



**The Old Central
Stores**

HENLEY-IN-ARDEN

**Offers Over
£500,000**





3 Bedroom Three Bedroom Cottage

Features.

- THREE BEDROOMS
- ATTRACTIVE MAIN BATHROOM AND EN SUITE
- SPACIOUS OPEN PLAN LOUNGE DINER WITH LOG BURNER
- BESPOKE KITCHEN WITH DINING AREA
- UTILITY ROOM/DOWNSTAIRS WC
- FRONT GARDEN
- VILLAGE LOCATION
- CHARACTERFUL DETACHED COTTAGE

Description.

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A charming and beautifully presented three bedroom cottage, offered with no upward chain, a spacious open plan lounge/diner, attractive breakfast kitchen, modern bathroom and en suite and character features throughout, situated in the idyllic semi-rural village of Ullenhall, Henley-in-Arden.

The property is approached via the attractive front garden with on road parking. Once inside, the secure reception lobby leads directly into; the dining area with exposed beams and flagstone flooring throughout; bespoke handmade kitchen with Belfast sink, integrated dishwasher and outdoor access via stable door; cloakroom and utility with further Belfast sink and booth room; spacious open plan lounge/diner with fitted cupboards, double feature bay windows and rotating log burner; oak staircase to first floor landing; master bedroom with built-in wardrobes and a modern en suite wet room; double bedroom two; bedroom three with built-in wardrobes; and the main bathroom with underfloor heating, freestanding rolltop bath and a separate shower enclosure.

Outside the property enjoys a low maintenance front garden mainly laid to paved patio with well stocked beds.

The property is situated in the village of Ullenhall, conveniently located within a short distance of Henley-in-Arden High Street whilst also offering easy travelling to



Warwick, Redditch, Stratford Upon Avon and Alcester. It is also well placed for easy access further regional centres by way of the M42, M40 and M5.

Agent note: connected amenities to the property are electricity, water and drainage. Heating is by way of LPG Gas central heating.



Room Dimensions.

Hall :

Breakfast Kitchen: 27' 5" x 9' 9" (8.38m x 2.98m) max

Downstairs WC:

Lounge/Diner: 23' 11" x 20' 0" (7.30m x 6.10m) max

Stairs To First Floor Landing:

Master Bedroom: 14' 9" x 14' 9" (4.52m x 4.50m) max

En Suite: 9' 8" x 5' 6" (2.95m x 1.68m)

Bedroom Two: 11' 8" x 10' 9" (3.58m x 3.28m)

Bedroom Three: 11' 1" x 8' 1" (3.40m x 2.48m)

Bathroom: 10' 10" x 8' 3" (3.32m x 2.52m)

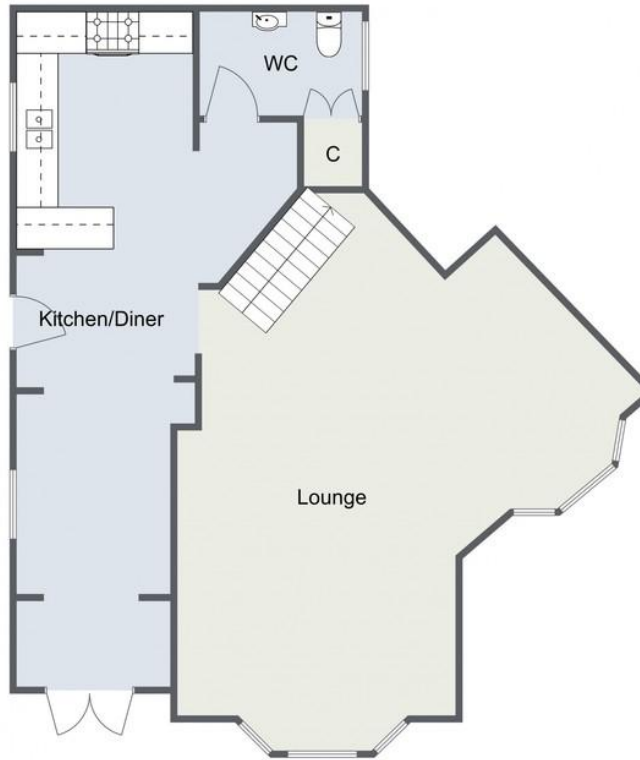




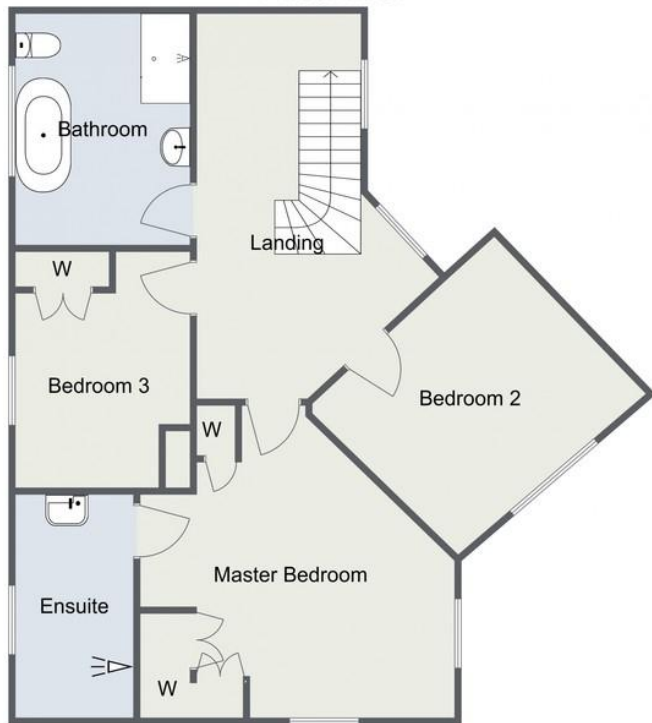


Ullenhall

Ground Floor



First Floor



Total Area Approx:
134.2 sq metres (1444 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: E

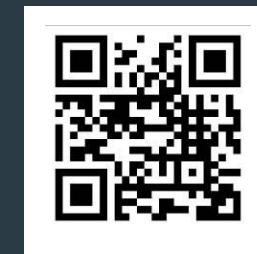
COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Solihull office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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