



**The Orchard, Four Acres, Blunts Green  
Henley-In-Arden, Warwickshire B95 5RD**

**£975 Per Month (Inclusive of Utility Bills)**



A fully serviced, immaculately presented, one bedroomed detached annexe comprising a modern interior with open plan kitchen/living room, double bedroom and shower room. The property comes fully furnished and is set back behind secure electric gates.

The property benefits from being within close proximity to both Henley-in-Arden and Solihull, yet enjoys an idyllic rural countryside setting. The property would suit a professional person commuting to work, with close proximity to the Midlands Motorway Network, with Birmingham less than 40 minutes drive and London approximately 2 hours further afield.

The rent is inclusive of all utility bills, to include, council tax, electricity, water, drainage and Wi-Fi.

The landlord is looking for a professional person wanting Monday - Friday accommodation, as the property will be cleaned and serviced over the weekend.

+++ Available from the 2nd January 2024 +++

Blunts Green is a small Hamlet situated between Henley-in-Arden and Tamworth-in-Arden. The property is within easy reach of Danzey Green railway station which occupies direct links to both Birmingham City Centre and Stratford-Upon-Avon. Just 2.8 miles from the historic market town of Henley-in-Arden, Henley offers further facilities such as shops, post office, pubs, restaurants, doctors surgery, dentist, primary and secondary schools and excellent transport links to the Midlands Motorway Network. 2.7 miles away lies the attractive village of Tanworth-in-Arden and Solihull 11.7 miles away further afield.

The Orchard is set behind remote controlled electric gates with large gravelled driveway providing parking for multiple vehicles. A paved patio leads to the front door which opens into:-

### Open Plan Kitchen/Living Room

17'8" x 9'2" (5.4m x 2.8m)

A modern open space comprising a fitted kitchen and living room.

### Kitchen

10'2" into doorway x 6'6" to breakfast bar (3.1m into doorway x 2m to breakfast bar)

With tiled floor. Intercom for the electric gates. A range of high gloss wall and base units with roll top work surfaces over. Built in electric oven with inset hob and chrome chimney style extractor hood over. Feature tiling to splash backs. Double glazed window to the front. Inset stainless steel sink unit with chrome mixer tap over. Integrated washer/dryer. Breakfast bar with breakfast stool and under-counter fridge. Microwave, kettle, toaster and coffee machine.

### Lounge

9'2" x 9'2" (2.8m x 2.8m)

Double glazed window to the rear with views over the garden. Feature remote controlled wall mounted electric "living flame" fire. Two seater sofa with glass side tables and lamps. Glass coffee table, rug, curtains, freestanding electric radiator. Wall mounted smart T.V with built in Freeview and "Netflix."

Oak door opening into:-

### Bedroom

13'5" x 8'10" (4.1m x 2.7m)

Double glazed window to the rear with views over the garden. Double bed with two bedside cabinets, lamps and matching chest of drawers. Rug, curtains, bedroom chair, freestanding electric radiator. Wall mounted smart T.V with built in Freeview and "Netflix." Hanging rail with feature screen over.

Oak door opening into:-

### Bathroom

8'10" x 3'7" (2.7m x 1.1m)

With automatic lighting and tiled floor. Vanity unit with low level W.C and inset wash hand basin with chrome mixer tap and mirrored vanity wall cabinet over. Tiling to full height. Wall mounted chrome heated towel rail, extractor fan. Shower cubicle with "Galaxy Aqua 3000" electric shower over. (tray measuring 1100mm x 7500mm).

### Outside

A paved patio with table and chairs provide outdoor seating with exterior lighting and lovely views over the rear garden.

### General Information

Services:

All services are included within the rent. i.e. Council tax, water, drainage, electricity and Wi-Fi.


Viewing: Strictly by prior appointment through John Earle on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5

weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit, equivalent to 1 weeks rent will be required upon application.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>57</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	<div>61</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		