



EARLES
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**1 Church Rise,
, Tanworth-in-Arden, Warwickshire, B94 5BU
£5,000 Per Month**

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

Situated on the award-winning Harrington development, as constructed by Spitfire Homes, this newly built detached property has been completed to an exceptionally high specification and briefly comprises; five bedrooms, three bathrooms (including two en-suites), three reception rooms, open plan kitchen/dining/sitting area, utility room, and downstairs WC. It further benefits from a private rear garden, driveway parking with an electric charging point, and a double garage.

Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs. It is well placed for easy access to the M40 and M42 motorways, which, in turn, give links to the M1, M5 and M5, enabling efficient travel to Birmingham, Coventry and London. The nearest railway stations ("Danzey" and "Wood End") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham International Airport are within a half an hour's drive.

This property is approached via a paved footpath with well stock borders. To the side, the block paved driveway is set behind wrought iron railings and provides parking for multiple vehicles. The front door, with canopy storm porch above and matching double glazed panels to either side, opens into:

Reception Hall

18'8" (max) x 13'1" (max) (5.70m (max) x 4.00m (max))

Inset coir doormat, oak staircase with glazed inserts rising to the first floor, space for understairs storage, and tiled wood effect flooring. Oak door to:

Storage Cupboard

Study

15'1" (max) x 8'10" (4.60m (max) x 2.70m)

Double glazed windows to the front and side, built-in window seat with storage cupboards under, and fitted desk area with shelving, drawers and storage cupboards.

Living Room

19'4" x 15'1" (5.90m x 4.60m)

Double glazed window to the side, double glazed French doors, with matching side panels, leading to the rear garden, feature fireplace with inset log burning stove and oak beam mantle, and wall mounted TV aerial point.

Open Plan Kitchen/Dining/Sitting Area

32'9" x 16'4" (in total) (10.00m x 5.00m (in total))

• Dining Area

16'4" x 7'6" (5.00m x 2.30m)

Double glazed window to the side, and tiled wood effect flooring.

• Kitchen Area

16'4" x 13'1" (5.00m x 4.00m)

Double glazed window to the side, fitted kitchen with a range of wall, drawer and base units with silestone work surface and matching upstands over, inset "Abode" 1.5 bowl stainless steel sink unit with draining grooves and chrome mixer tap over, two built-in "Neff" combination ovens, inset 5-ring "Neff" induction hob with fume extractor over, built-in "Neff" combination oven and microwave, integrated "Zanussi" full height fridge, integrated "Zanussi" full height freezer, integrated "Neff" dishwasher, integrated bin store, incorporated breakfast bar with space for up to four stools, two pop-up plug sockets, and tiled wood effect flooring.

• Sitting Area

16'4" x 12'1" (5.00m x 3.70m)

Feature vaulted ceiling, double glazed windows to the side and rear, double glazed bi-fold door leading to the rear garden, and tiled wood effect flooring. Oak door to:

Utility Room

8'6" x 5'10" (2.60m x 1.80m)

Part glazed door leading to the rear garden, a range of

wall and base units (matching the kitchen) with silestone work surface and matching upstands over, inset "Abode" single bowl stainless steel sink unit with draining grooves and chrome mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing the "Daikin" heating system, and tiled wood effect flooring.

Family Room

11'9" x 11'5" (3.60m x 3.50m)

Double glazed windows to the front and side, and wall mounted TV aerial point.

Downstairs WC

6'10" x 4'3" (2.10m x 1.30m)

"Villeroy & Boch" low level WC with concealed cistern, vanity unit with inset "Villeroy & Boch" wash hand basin and "Hansgrohe" chrome mixer tap over, extractor fan, tiling to splashback areas, and tiled wood effect flooring.

First Floor Landing

Hatch giving access to the loft space. Oak door to:

Bedroom One

15'5" x 12'9" (4.70m x 3.90m)

Double glazed window to the rear, wall mounted TV aerial point, and a range of mirror fronted built-in wardrobes with hanging and shelving. Oak door to:

En-Suite Shower Room

9'10" x 6'2" (3.00m x 1.90m)

Obscure double glazed window to the rear, 3-piece suite comprising; large walk-in shower with mains fed "Hansgrohe" rain head shower, additional "Hansgrohe" handheld shower attachment, inset shower niche and glass screen, "Villeroy & Boch" low level WC with concealed cistern, wall mounted "Villeroy & Boch" wash hand basin with "Hansgrohe" chrome mixer tap over, extractor fan, tiling to splashback areas, shaving point, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Two

15'5" (max) x 14'5" (max) (4.70m (max) x 4.40m (max))

Double glazed windows to the front and side, wall mounted TV aerial point, and a range of mirror fronted built-in wardrobes with hanging and shelving. Oak door to:

En-Suite Shower Room

9'10" x 8'10" (max) (3.00m x 2.70m (max))

Obscure double glazed window to the side, 4-piece suite comprising; "Villeroy & Boch" panelled bath with "Hansgrohe" chrome mixer tap and "Hansgrohe" handheld shower attachment over, large walk-in shower with mains fed "Hansgrohe" rain head shower, additional "Hansgrohe" handheld shower attachment, inset shower niche and glass screen, "Villeroy & Boch" low level WC with concealed cistern, wall mounted "Villeroy & Boch" wash hand basin with "Hansgrohe" chrome mixer tap over, extractor fan, tiling to splashback areas, shaving point, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Three

16'0" x 12'9" (max) (4.90m x 3.90m (max))

Double glazed window to the front, and wall mounted TV aerial point.

Bedroom Four

11'5" (max) x 10'9" (3.50m (max) x 3.30m)

Double glazed window to the front, and wall mounted TV aerial point.

Bedroom Five

13'9" x 9'10" (max) (4.20m x 3.00m (max))

Double glazed window to the front, and wall mounted TV aerial point.

Family Bathroom

10'2" x 6'6" (3.10m x 2.00m)

Obscure double glazed window to the side, 4-piece suite comprising; "Villeroy & Boch" panelled bath with "Hansgrohe" chrome mixer tap and "Hansgrohe" handheld shower attachment over, large walk-in shower with mains fed "Hansgrohe" rain head shower, additional "Hansgrohe" handheld shower attachment, inset shower niche and glass screen, "Villeroy & Boch" low level WC with concealed cistern, wall mounted "Villeroy & Boch" wash hand basin with "Hansgrohe" chrome mixer tap over, extractor fan, tiling to splashback areas, shaving point, chrome ladder-style heated towel rail, and tiled flooring.

Airing Cupboard

Housing the "Daikin" non-vented hot water cylinder.

Rear Garden

Paved patio with wooden pergola and lawned area with planted borders, bound by brick walls to two sides and timber fencing to the other side. There is outdoor lighting and a cold water tap. To the side, a timber gate provides access to the driveway.

Garage

Of brick construction; with pitched tiled roof, two electrically operated up-and-over doors to the front, double glazed windows to the rear, door to the side, alarm controls, and tiled wood effect flooring. It was formerly the site of the sales office so there are a number of plug sockets on the walls and floor. Oak door to:

Utility Area

6'2" x 5'10" (1.90m x 1.80m)

Double glazed window to the rear, a range of base units with square edged work surface over, inset single bowl single drainer stainless steel sink unit with chrome mixer tap over, and tiled wood effect flooring. Oak door to:

WC

6'2" x 3'11" (1.90m x 1.20m)

"Villeroy & Boch" low level WC with concealed cistern, vanity unit with inset "Villeroy & Boch" wash hand basin and "Hansgrohe" chrome mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled wood effect flooring.

Additional Information

Services:

Mains drainage, electricity, water are connected to the property. The heating is via air source heat pumps.

Council Tax:

Stratford-on-Avon District Council - Band TBC

Viewing:

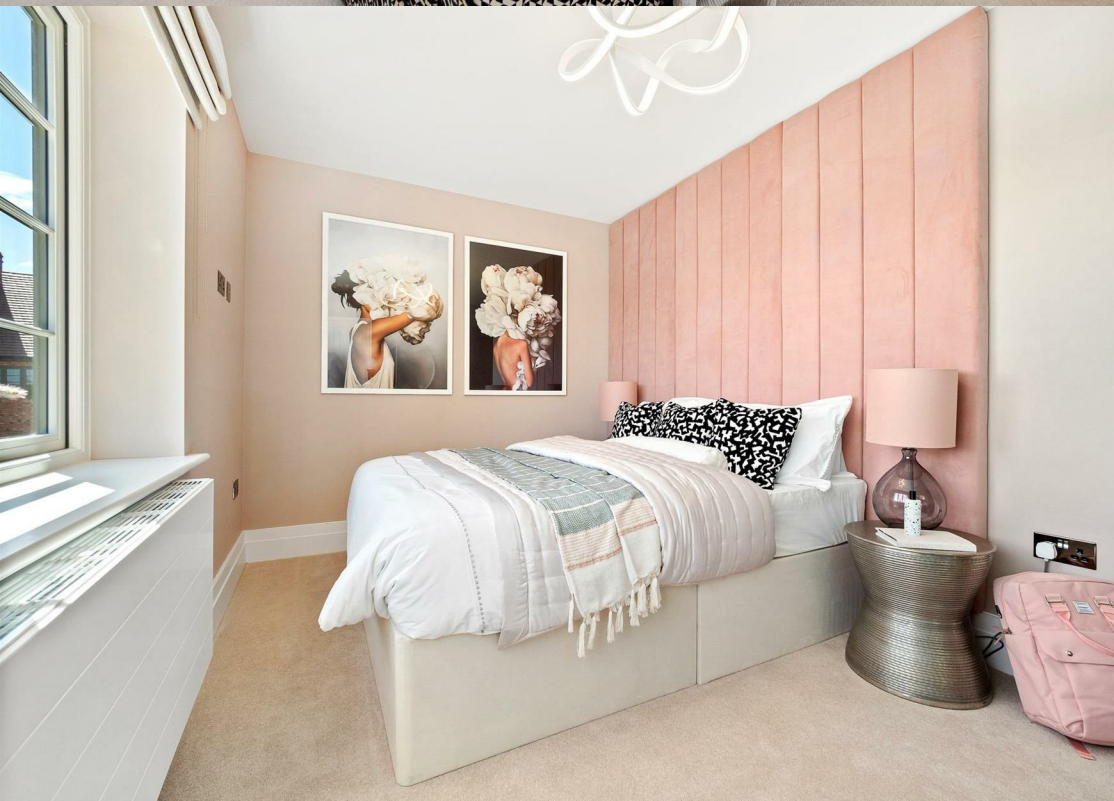
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 6 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	