



**EARLES**  
TRUSTED SINCE 1935



**Highfield Farmhouse**  
**Middle Lane**  
**Kings Norton**  
**B38 0DX**  
**£2,250 PCM**

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\*\*\*Available Immediately \*\*\*We are pleased to present this immaculately presented three-bedroom detached farmhouse. Recently renovated to an exceptionally high standard, this property offers two reception rooms, a kitchen/dining room, a spacious utility/boot room, and a WC. The first floor comprises three bedrooms, a family bathroom, and an en-suite shower room. Additionally, the property features a cellar.

### Living Room

15'8" x 12'4" (4.79m x 3.78m)

Generously sized living room, having a walk in bay window, many exposed timbers and fitted carpet.

### Family Room

15'8" x 38'4" (4.79m x 11.7m)

This room has a multitude of uses which could be used as a dining room, study or family room, walk in bay window, exposed timbers and chimney breast.

### Kitchen/Dining Room

12'0" x 18'8" (3.67m x 5.7m)

The kitchen comprises a range of wall and base units, complemented by butcher block worktops. It includes a stainless steel sink with a mixer tap, a central island, and integrated appliances. These appliances consist of a single oven, a microwave, a four-ring electric hob with an extractor fan, and a fridge freezer. Additionally, the kitchen features an inglenook fireplace with a log burning stove. A UPVC door provides access to the;

### Utility/Boot Room

21'0" x 16'1" (6.42m x 4.92m)

Having two UPVC doors allowing access to either side, a range of base units with stainless steel sink inset, store cupboard and WC.

### Cellar

12'8" x 11'6" (3.88m x 3.52m)

### Bedroom One

12'7" x 11'9" (3.85m x 3.6m)

Generously sized master bedroom, having a sash window to the front elevation, original fireplace and door way leading to en-suite shower room, having a large walk-in shower with rainfall head over, WC and sink set into vanity unit.

### Bedroom Two

12'8" x 12'2" (3.88m x 3.72m)

A generously sized double bedroom having a sash window to the front elevation and original fireplace.

### Bedroom Three

12'0" x 8'5" (3.67m x 2.57m)

A good sized room with UPVC window to the rear elevation.

### Family Bathroom

8'9" x 9'8" (2.67m x 2.96m)

Four piece family bathroom, having a walk-in shower with rainfall shower head over, bath with mixer tap and shower head, WC and sink inset to vanity unit and a storage cupboard.

### Outside

Well proportioned garden with a large patio area, mainly laid to lawn going down to a small pond. To the front of the property there is a five bar timber gate allowing access to a large stoned drive, providing parking for several vehicles.

### Additional Information

### Services:

Mains electricity and gas are connected to the property. Mains water and drainage are shared with the neighbouring property and a small allowance will be made.

### Council Tax:

Bromsgrove District Council - Band E

### Viewing:

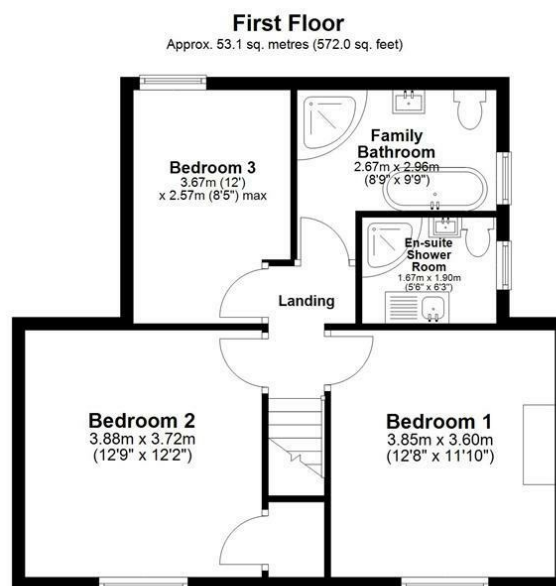
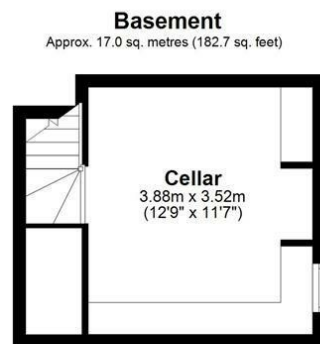
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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](http://www.tds.gb)).

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Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

