



**2 Church View Stratford Road  
Wootton Waven, Warwickshire B95 6BE  
Offers In The Region Of £299,950**



This charming, two bedroomed cottage is situated in the heart of Wootton Wawen, providing convenient access to all local amenities. The property has been recently re-decorated throughout and has since been re-carpeted, from what photos show upstairs. Briefly comprising; living room with log burner stove, spacious breakfast kitchen, modern bathroom, two bedrooms with built in storage and wardrobes, and delightful South East facing rear garden. There is also on road parking to the front of the property. The property is being sold with no onward chain.

Wootton Wawen has a great deal to offer, with a local shop, post office, primary school, two excellent pubs, village hall, and renowned Anglo-Saxon parish church. The nearby railway station ("Wootton Wawen") provides regular trains to Stratford-upon-Avon and Birmingham City Centre. There is also a bus route that runs to Stratford-upon-Avon, Shirley and Solihull Town Centre. It is conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 5 miles and 7 miles, respectively. The village lies approximately 1.5 miles South of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, and secondary schools.



A timber front door opens into:-

### Lounge

11'8" x 12'10" into bay (3.58m x 3.93m into bay)

With 'Karndean' flooring, feature fireplace with inset 'Log Burning Stove' with brick surround, tiled hearth and timber mantle over. Radiator, two T.V aerial points, feature exposed timber beams and double glazed bay window to the front with fitted shutters. A timber glazed door opens into:-

### Inner Hall

With staircase rising to the first floor, tiled flooring, radiator, door opening into the bathroom and door opening into:-

### Breakfast Kitchen

24'0" x 9'10" (7.32m x 3.00m)

A range of wall, base and drawer units with wooden work tops over and matching up-stands. Inset Belfast sink unit with chrome mixer tap over, tiling to splash backs, large 'Rangemaster' cooker with two ovens, grill and 5-ring gas hob with electric plate warmer and chrome chimney style extractor hood over, under-counter refrigerator and freezer, integrated dishwasher. 'Zanussi' 10kg washing machine. Space for a dining table and chairs, tiled flooring, T.V. aerial and B.T internet point. Three double glazed windows to the side and double glazed patio doors to the rear garden.

### Bathroom

7'4" x 5'8" (2.24m x 1.74m)

3-piece suite comprising; panelled bath with chrome mixer tap, mains fed shower and glazed shower screen over, low level W.C and vanity unit with inset wash hand basin with chrome mixer tap over. Tiling to splash backs, chrome ladder style heated towel rail, radiator and double glazed Velux window.

### First Floor

With doors to two bedrooms.

### Bedroom One

11'9" x 11'7" (3.59m x 3.55m )

Double glazed window to the front with views over Wootton Church beyond, radiator, T.V aerial point and wardrobes with mirror, hanging rails, drawers & shelving.

### Bedroom Two

11'8" x 6'6" (3.56m x 2.00m)

Double glazed window to the rear, radiator and built in storage cupboard with hanging rail and shelving.

### South East Facing Garden

With paved patio area, lawned garden with mature borders housing a range of plants, shrubs and bushes, timber shed, feature brick built store. Outside 'Worcester' oil fired combination boiler and timber gate giving access to the front of the property.

### Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via oil fired central heating.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE being rated as 'Good outdoor, variable in-home' coverage, O2 being rated as 'Variable outdoor' coverage, Three being rated as 'Good outdoor' coverage and Vodafone being rated as 'Variable outdoor' coverage.

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically

excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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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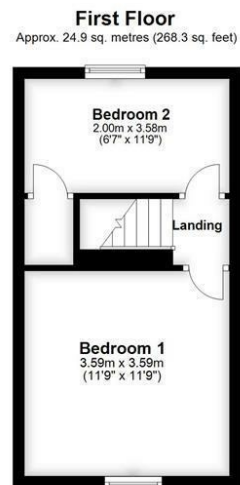
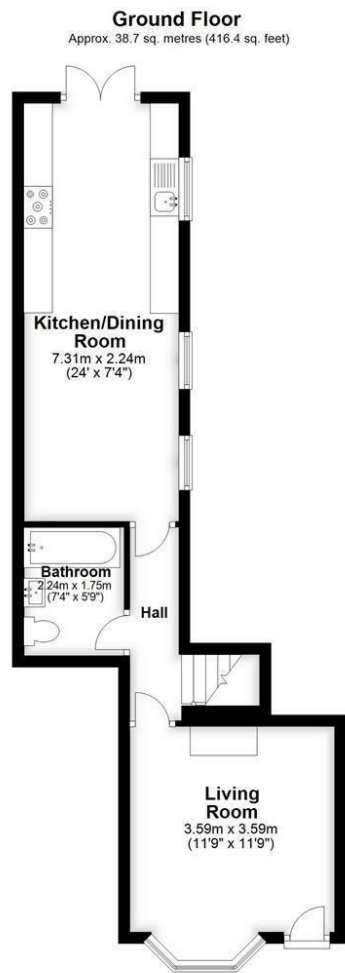












Total area: approx. 63.6 sq. metres (684.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

