



**EARLES**  
TRUSTED SINCE 1935



179 Kineton Green Road,  
Solihull, B92 7EQ

Offers In The Region Of £500,000

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

*A deceptively spacious bungalow briefly comprising; two good-sized bedrooms, two bathrooms, large reception room, fitted kitchen, and cloakroom. Externally, the property benefits from a pleasant rear garden, double garage and ample driveway parking to the front.*

*This property is also offered for sale with no onward chain.*

*The town of Solihull offers an excellent range of amenities to include the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The railway station at "Solihull" provides regular, direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.*



The property is set well back from the road behind a large driveway, which provides parking for multiple vehicles and gives access to the double garage. The UPVC double glazed door (with matching side panels) opens into:

#### **Porch**

**8'5" x 7'4" (2.59m x 2.25m)**

With part-glazed timber door (with matching side panel) into:

#### **Reception Hall**

With hatch giving access to the loft, doors to two storage cupboards, and radiators. Door into:

#### **Cloakroom**

**7'9" x 2'11" (2.37m x 0.89m)**

With UPVC double glazed window to the front, low level WC, wash hand basin, and tiling to splashback areas.

#### **Kitchen**

**11'4" x 8'10" (3.47m x 2.70m)**

With UPVC double glazed window to the front, UPVC double glazed door leading to the rear garden, fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset 1.5 bowl single drainer stainless steel sink with mixer tap over, space for a cooker, space and plumbing for a washing machine, and tiling to splashback areas.

#### **Living Room**

**22'2" (max) x 16'2" (6.78m (max) x 4.95m)**

With UPVC double glazed window to the side, UPVC double glazed patio doors leading to the rear garden, feature fireplace with marble hearth, and radiators.

#### **Bedroom One**

**18'1" x 11'10" (5.53m x 3.62m)**

With UPVC double glazed windows to the side and rear, a range of built-in wardrobes, and radiator. Door into:

#### **En-Suite Bathroom**

**11'7" x 6'4" (3.55m x 1.94m)**

With UPVC double glazed window to the side, P-shaped panelled bath with electric shower over, pedestal wash hand basin, extractor fan, tiling to full height to all walls, and radiator.

#### **Bedroom Two**

**16'11" x 11'4" (5.17m x 3.46m)**

With UPVC double glazed window to the side, built-in wardrobe, and radiator. Door into:

#### **En-Suite Bathroom**

**5'11" x 6'0" (1.81m x 1.84m)**

With UPVC double glazed window to the front, panelled bath with hot-and-cold taps over, pedestal wash hand basin, tiling to splashback areas, and radiator.

#### **Separate WC**

**5'10" x 3'1" (1.79m x 0.95m)**

With UPVC double glazed window to the side, low level WC, and tiling to splashback areas.

#### **Double Garage**

**16'5" x 15'3" (5.01m x 4.67m)**

With metal up-and-over door to the front, pedestrian door to the rear, lighting, and power.

#### **Garden**

Mainly laid-to-lawn with a paved patio area, being bound on all sides with timber fencing. There are a range of mature shrubs and trees, together with an ornamental pond. To the side, there is a gate that gives pedestrian access to the front of the property.

#### **ADDITIONAL INFORMATION**

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and a predicted highest available upload speed of 1000 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Vodafone being rated 'Good outdoor and in-home' and O2 and Three being 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band F

Fixtures & Fittings:

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

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via ???, which is located in the ???.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

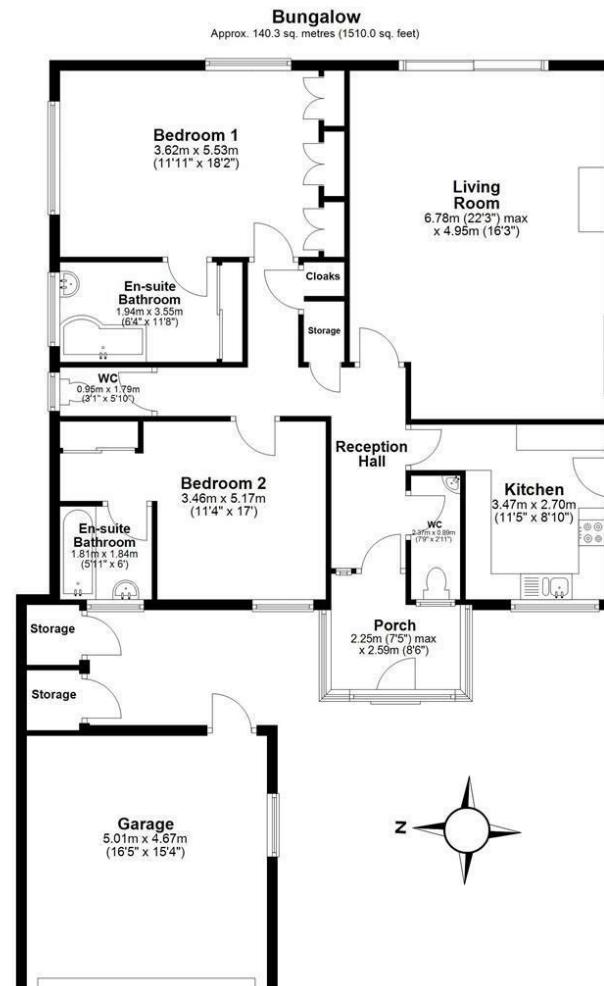
Viewing:

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

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

