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**The Owl Nest, Danzey Green
Tanworth-In-Arden, Warwickshire, B94 5BG**

£2,250 Per Month

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

A Brand new three bedroomed detached cottage situated in an idyllic spot of Danzey Green, Tanworth in Arden, with stunning open views overlooking the rolling Warwickshire countryside beyond. The property has been finished to a high specification and features well appointed, light and spacious rooms throughout. Briefly comprising; Entrance Hall, Guest Cloakroom, Open Plan Kitchen/Dining Family Room, Sitting Room, Three Good Sized Bedrooms and Two Bathrooms.

The property further benefits from under-floor heating, gated parking for three vehicles and private rear garden with open countryside views beyond.

The property is Let on a flexible basis and offers short term Tenancy Agreements.

Danzey Green is a small hamlet just under half a mile outside the charming village of Tanworth in Arden.

Surrounded by open countryside, it is also well placed for the market town of Henley in Arden 4 miles, Hockley Heath 4 miles, Dorridge 6.2 miles, with railway station with direct lines to London Marylebone. Solihull 8 miles, M40 (J16), Birmingham City centre 12.5 miles, Birmingham International Airport and railway station 15 miles (trains to London Euston), Warwick 12 miles, Warwick Parkway Station (trains to London Marylebone) and there are fast links to the motorway network of M42, M40, M6, M1 and M5.

Easy access to the railway station at both Danzey Green (which is within walking distance), and Wood End, with good links to Stratford upon Avon and Birmingham.



Set back from the road behind electric gates, a driveway provides off road parking for three vehicles.

The property has been finished to a high specification and features; Porcelanosa bathrooms with T.V to the main bathroom, Tom Howley kitchen with integrated appliances to include: dishwasher, fridge/freezer, cooker, hob and automatic washing machine. Fitted shutters to front elevation windows. Fibre broadband with Ultrafast network speed, and secure gated access with intercom.

The property briefly comprises; porch, entrance hall, sitting room, cloakroom and open plan kitchen dining/family room to the ground floor, and three bedrooms and two bathrooms to the first floor. Oak beams and doors throughout, galleried landing, luxury bathrooms and kitchen.

Ground Floor

Porch

Entrance Hall

Cloakroom

Sitting Room

Open Plan Kitchen Dining / Family Room

First Floor

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Additional Information

Services:
Mains electricity, and water are connected to the property. The drainage is via a klargester tank. The heating is via an air source heat pump.

Council Tax:
Stratford-on-Avon District Council - tbc

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

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 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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