



**EARLES**  
TRUSTED SINCE 1935



76 Donnington Close  
Redditch, B98 8QE  
£1,050 PCM

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

## Entrance Hall

7'10" x 3'3" (2.4m x 1m)

Tiled flooring, door to under stairs storage cupboard

## Kitchen

10'9" x 10'9" (3.3m x 3.3m )

A range of base and drawer units with work surfaces over, tiling to splash backs, inset stainless steel sink unit, UPVC double glazed window to the rear, 'Beko' gas oven with 4-ring gas hob, space and plumbing for automated washing machine and space for a fridge freezer.

## Lounge

12'9" x 11'1" (3.9m x 3.4m )

With double glazed window to the front and a radiator.

## Landing

With radiator and a hatch giving loft access

## Bedroom One

10'5" x 11'5" (3.2m x 3.5m)

Double glazed window to the rear and a radiator

## Bathroom

8'2" x 5'10" (2.5m x 1.8m)

Inset wash hand basin, low level W.C, window looking out to the side with fitted blinds, tiling to full height, corner bath with mains fed shower.

## Airing Cupboard

Housing 'Worcester' combi boiler

## Bedroom Two

10'9" 7'6" (3.3m 2.3m)

With double glazed window to the front and a radiator.

## Rear Garden

Mainly laid to lawn with paved patio area, timber fences and gate giving side access.

## Garage

Metal up and over garage door and timber door giving access to the rear garden

## Additional information

### Services

Mains electricity, gas, water and drainage are connected to the property.

### Council Tax

Stratford on Avon District Council - Band B

Superfast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

## Viewing

Strictly by appointment only, through Earle's on 01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

A holding deposit is required equivalent to 1 weeks rent.

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