



**EARLES**  
TRUSTED SINCE 1935



170 The Avenue  
Birmingham, B27 6NR  
£1,195 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

This property is set back from the road behind a low brick wall and wrought iron gate, which leads to a paved foregarden. The part glazed front door opens into:

#### Entrance Hall

15'8" x 2'11" (4.80m x 0.90m)

With staircase rising to the first floor and radiator.

#### Front Reception Room

12'5" (plus bay window) x 9'10" (3.80m (plus bay window) x 3.00m)

Feature coving to ceiling, UPVC double glazed bay window to the front, and radiator.

#### Rear Reception Room

13'1" x 12'1" (4.00m x 3.70m)

Feature coving to ceiling, UPVC double glazed bay window to the rear, door to the kitchen, and radiator. Door to:

#### Understairs Storage Cupboard

#### Kitchen

9'10" x 7'2" (3.00m x 2.20m)

Newly refitted; with UPVC double glazed window to the side, a range of wall, drawer and base units with roll top laminate work surface over, inset stainless steel sink unit with chrome mixer tap over, freestanding "Beko" cooker, "Logik" fridge-freezer, tiling to splashbacks, and radiator. Opening into:

#### Utility Area

7'2" x 2'11" (2.20m x 0.90m)

Part glazed door leading to the garden, and a run of roll top laminate work surface with space and plumbing for a washing machine. Door to:

#### Bathroom

7'2" x 5'6" (2.20m x 1.70m)

Newly refitted; with obscure UPVC double glazed window to the side, 3-piece suite comprising; panelled bath with mains fed shower over and glazed screen, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, tiling to splashbacks, and radiator.

#### First Floor Landing

With radiator, doors to all bedrooms and further door to:

#### Storage Cupboard

Housing the wall mounted "Baxi" gas-fired combination boiler.

#### Bedroom One

15'1" x 12'5" (4.60m x 3.80m)

Two UPVC double glazed windows to the front, and radiator.

#### Bedroom Two

12'1" x 9'10" (3.70m x 3.00m)

UPVC double glazed window to the rear, and radiator.

#### Bedroom Three

9'10" x 7'6" (3.00m x 2.30m)

UPVC double glazed window to the rear, built-in storage cupboard, and radiator.

#### Low Maintenance Rear Garden

Paved and stoned areas with borders of mature plants and shrubs, and bound on three sides by timber fencing. There is also a timber garden shed.

#### Additional Information

##### Services:

All mains services are connected to the property.

##### Council Tax:

Birmingham City Council - Band B

##### Viewing:

Strictly by prior appointment with Earles (01564 794 343).

A holding deposit, equivalent to 1 weeks' rent, is required.

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

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Ground Floor

Approx. 42.4 sq. metres (458.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.6 sq. feet)  
Floor plans are intended to give a general indication of the proposed layout. Details which are not intended to form part any contract.  
Plan produced using PlanUp.

