









## THE OLD CENTRAL STORES

Originally the village shop, hence the name, 'The Old Central Stores' is a super characterful cottage which has three good sized bedrooms and sits in the centre of the ever popular Ullenhall. This lovely home is offered for sale with No Upward Chain and is ready for occupation to suit the new owners' timescales.

For those buyers looking for a spacious character village home with very little garden upkeep, then this property could be the one you've been looking for. A small courtyard garden sits to the front of the property so perfect for chilling at the end of the day to watch the comings and goings of village life, or maybe you're looking for a pretty lock up and leave property without the worry of gardening. The outside may be small but the internal accommodation is surprisingly spacious and full of lovely character and charm, benefitting from flagstone flooring and exposed beams but still has a modern stylish feel throughout.



## LOCATION – ULLENHALL

The popular village of Ullenhall is regarded as a sought-after and friendly place to live, set amongst greenbelt countryside, yet well placed for easy access to the M42, M40, and M5, for those who need to commute. The village has an active village hall, a newly reopened public house, and children's play areas and is only a short drive to the historic market town of Henley in Arden which offers a range of shopping facilities, together with regular bus and train services, good schooling, and a choice of pubs and restaurants. Ullenhall offers other schooling close by including Warwick School, Solihull School, and some further afield in Bromsgrove and Stratford upon Avon.





## ACCOMMODATION

The spacious entrance hallway with exposed beams and lovely flagstone flooring leads directly into the kitchen / diner which is beautifully fitted with bespoke hand-made units and drawers with Belfast sink, dishwasher and with direct access through to the downstairs WC / utility area with a further Belfast sink. This unique property boasts a well-proportioned living room which has a feature rotating log burner, two large bay windows bringing in lots of natural light, useful fitted cupboards and oak staircase leading to the first floor accommodation.

The first floor accommodation is also surprisingly spacious with three good sized bedrooms, two of which have beautiful built in furniture and the main bedroom having a super modern en suite. The luxurious main bathroom has underfloor heating, a period style freestanding bath and separate shower.

Outside the property has a low maintenance pretty courtyard garden which sits mainly to the front of the property





ENTRANCE

BESPOKE BREAKFAST KITCHEN

UTILITY & WC

SPACIOUS LIVING ROOM

LANDING

BEDROOM ONE

EN SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

COURTYARD GARDEN



GENERAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The property has LPG heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



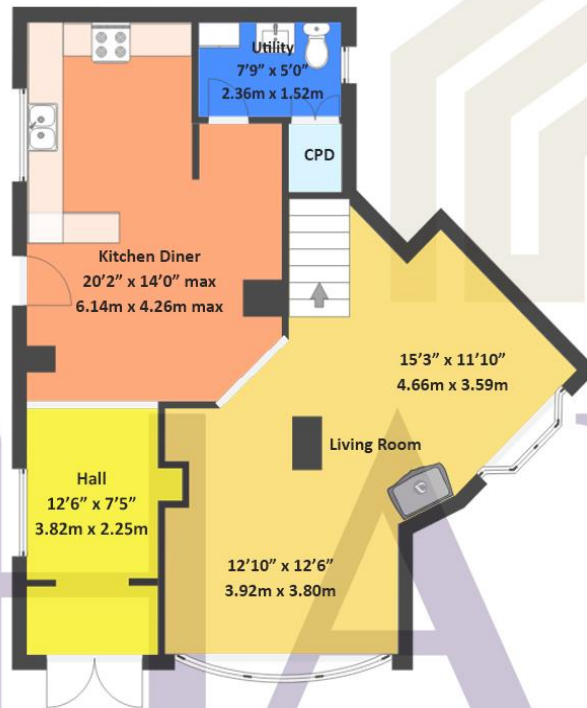




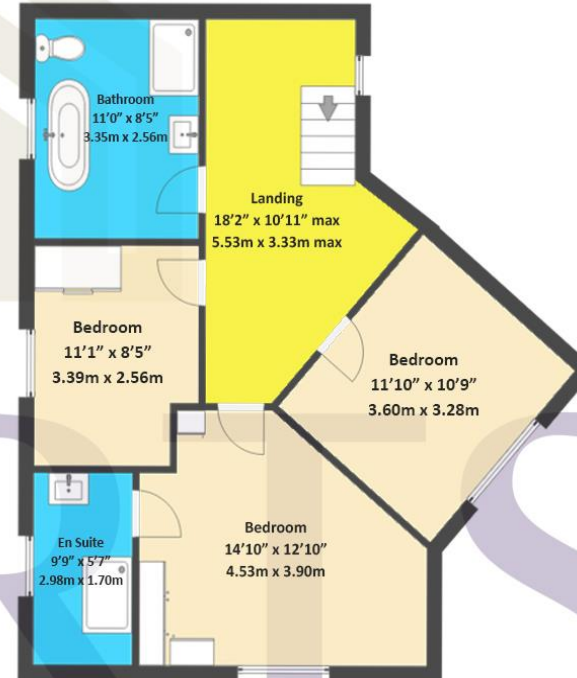


Total Living Area 134.67 square metres / 1450 square feet

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		41
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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