





EMMSLOW

Emmslow has been owned by the same family since the property was designed and built in the 1970's and is now looking for a family to take over the ownership and once again be a happy family home. Designed cleverly with the countryside views in mind, the elevated living room and kitchen have splendid south facing views. This bungalow with over 1500 sq. ft. of accommodation, is really all about location and the potential to enhance and adapt the current layout in line with the modern family way of living. The property is offered for sale with no onward chain.

APPROACH The property is set back from the lane and benefits from a large expanse of driveway and garden allowing parking for several vehicles. The front garden gives access along the side of the property through to the rear garden and to the double garage.

ENTRANCE With steps leading to the elevated accommodation, the front door leads you through to a small hallway and access to :-

CLOAKROOM With space for coat storage, low flush WC and hand basin.

LIVING ROOM With only a few internal steps leading up to this bright, dual aspect living room this reception room has a large window to the front elevation and wide sliding patio doors giving access to the spacious raised decked balcony with those amazing southerly views of the countryside

BALCONY With enough space for comfy garden seating or table and chairs, this great space has storage beneath and has steps leading down to the rear garden.

DINING ROOM Again with a fabulous outlook the room has sliding doors out into the rear garden and access directly into the kitchen.

KITCHEN With windows to the elevations and fitted with a range of eye and base level units, sink and drainer, integrated electric oven, hob and grill, breakfast bar, space and plumbing for dishwasher, space for fridge freezer and useful storage cupboard. Doors through to :-

UTILITY ROOM AND GARDENER'S WC Being in two parts, this utility room area has space and plumbing for washing machine and tumble dryer and access to the WC and wash basin. The rear garden and the side passageway can be accessed through the side porch which is just off the utility room.



Stunning location...



INNER HALLWAY With door radiating off to the four bedrooms, family bathroom and benefitting from a good sized laundry cupboard with shelving.

DOUBLE BEDROOM With window to front elevation.

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BATHROOM A well-proportioned bathroom having bath with shower over, low flush WC and hand basin.

DOUBLE BEDROOM With window to the rear elevation currently looking through to the side porch.

DOUBLE GARAGE AND WORKSHOP With electric up and over doors, light and power and adjoining a spacious workshop where the boiler is housed.



SOUTH FACING REAR GARDEN A south-facing private and mature rear garden currently laid out as a country kitchen garden with vegetable plots, greenhouse, a summer house, and storage sheds. Surrounded by shrubs and trees and of course the lovely views, this is truly a great wildlife garden and one that can be adapted to suit family needs.

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, 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.



ADDITIONAL 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. There is OIL heating connected to this property.

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 G

ENERGY PERFORMANCE CERTIFICATE RATING: TBC

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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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.







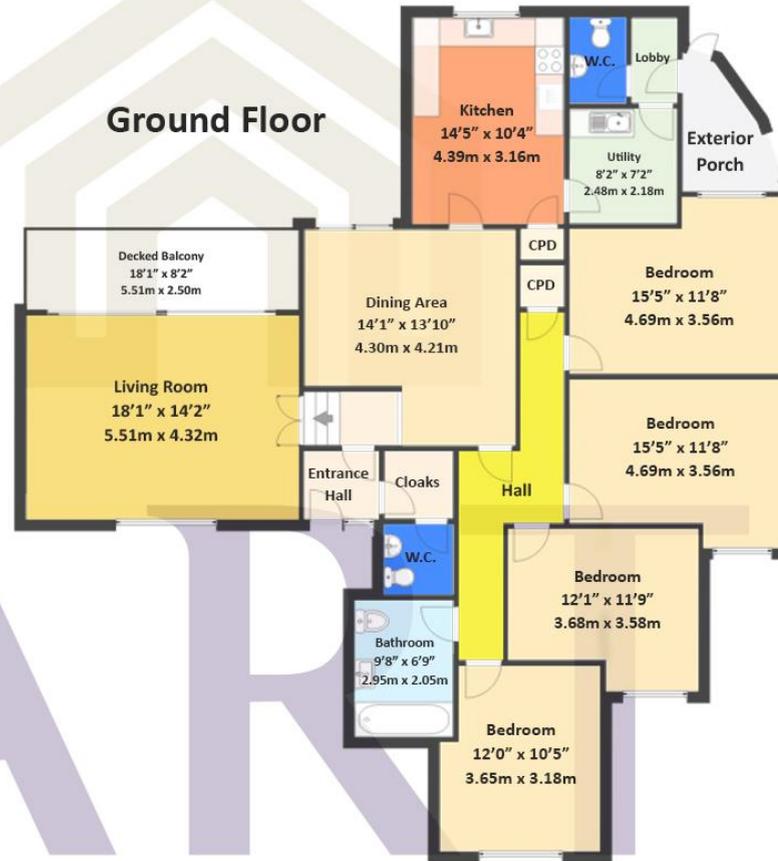
Total Internal Accommodation 142.67 square metres / 1,536 square feet
(excluding garage, workshop / store, decked balcony and exterior porch)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lower Ground Floor



Ground Floor



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Rear elevation