







'Lavender Cottage' is a well presented detached family home ideally located in the centre of Ullenhall Village. This lovely property, built in the 90's offers three bedrooms and two bathrooms, and benefits from a manageable South Westerly facing rear garden and off road parking.

An early viewing is highly recommended to fully appreciate this homely and well presented property.

**APPROACH** The property is approached over a good size driveway with fenced and hedged boundaries offering parking for two cars. A canopy storm porch gives access to the front door.

**HALLWAY** A welcoming hallway with stairs leading up to the first floor and understairs storage, doors through to:-

**BREAKFAST KITCHEN** A modern style breakfast kitchen fitted with cream fronted Shaker style eye and base level units and drawers, tall larder cupboard, complementary work surfaces over, integrated Bosch electric oven and ceramic hob with extractor over, space and plumbing for under-counter washing machine, space for upright fridge freezer, integrated dishwasher, one and a half ceramic bowl sink and drainer with mixer tap over, window to side and front elevation and boiler cupboard. The kitchen has plenty of space for a good size table and chairs for informal dining.

**WELL-PROPORTIONED LIVING/DINING ROOM** A lovely living / dining room of good proportions which sits at the rear of the property giving access through patio doors to the rear garden. Being dual aspect thus allowing lots of natural light to flood into the room. A central feature of the room is most certainly a period style Art Deco inspired fireplace with inset open fire.

**FIRST FLOOR LANDING** With linen store housing the hot water cylinder.

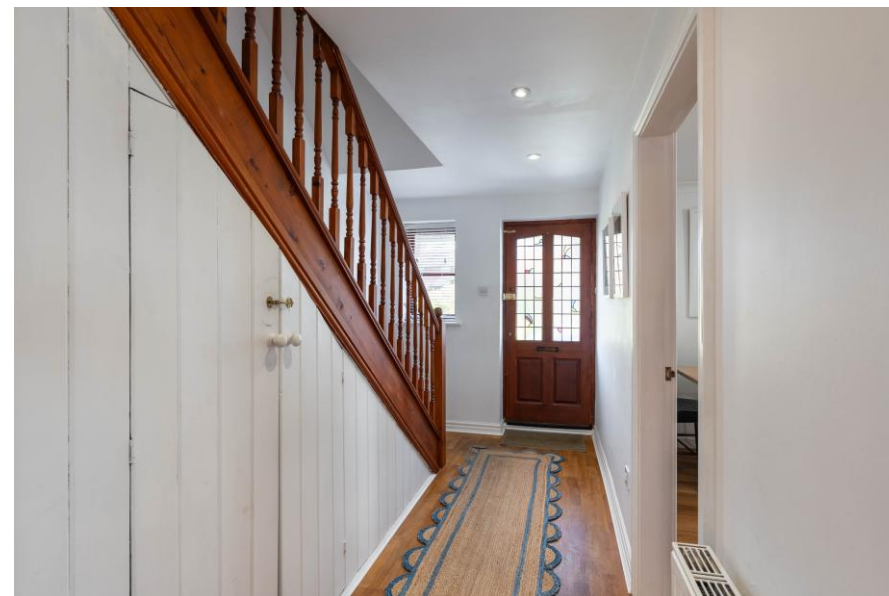
**BEDROOM (FRONT)** With windows to two sides and door to:-

**EN SUITE SHOWER ROOM** Fitted with a modern white suite comprising low flush WC, vanity wash basin with storage beneath, shower cubicle with main fed waterfall showerhead over plus an additional hand help shower attachment, tiling to splashback areas and window to side elevation.

**BEDROOM (REAR)** With window to rear elevation.







**'L' SHAPED BEDROOM (REAR)** With windows to two sides.

**FAMILY BATHROOM** Fitted with a white suite comprising low flush WC, panelled bath with mains fed shower over, pedestal wash basin, large useful storage cupboard, tiling to splashback areas and window to front elevation.

**SOUTH WESTERLY FACING GARDEN** A low maintenance south west facing garden sits to the rear of the property which is surrounded by secure brick and fenced boundaries together with high hedging making this a lovely private space to enjoy. With large timber garden shed, side access, paved patio and lawned area and discreetly placed oil tank.

#### **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 the 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 E

**ENERGY PERFORMANCE CERTIFICATE RATING:** D 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 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.





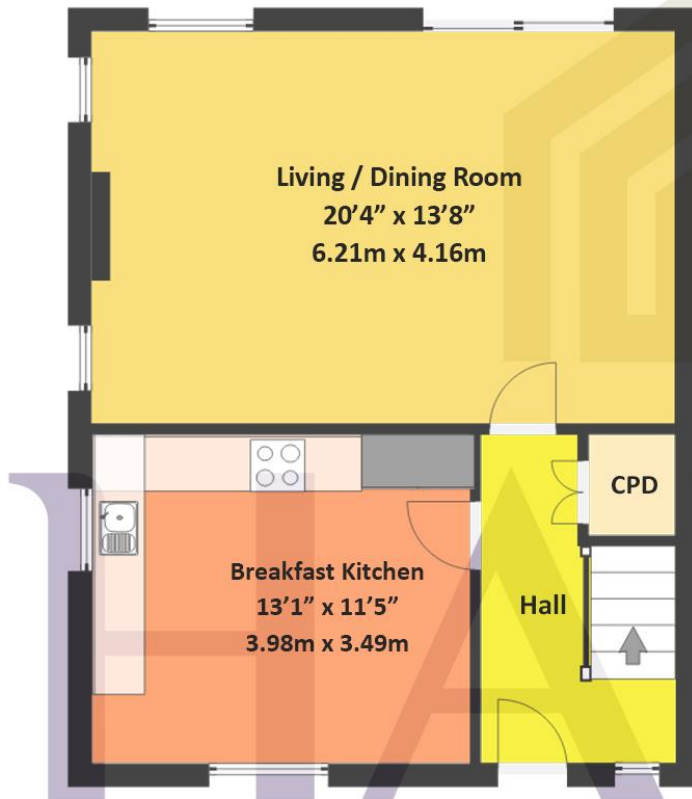




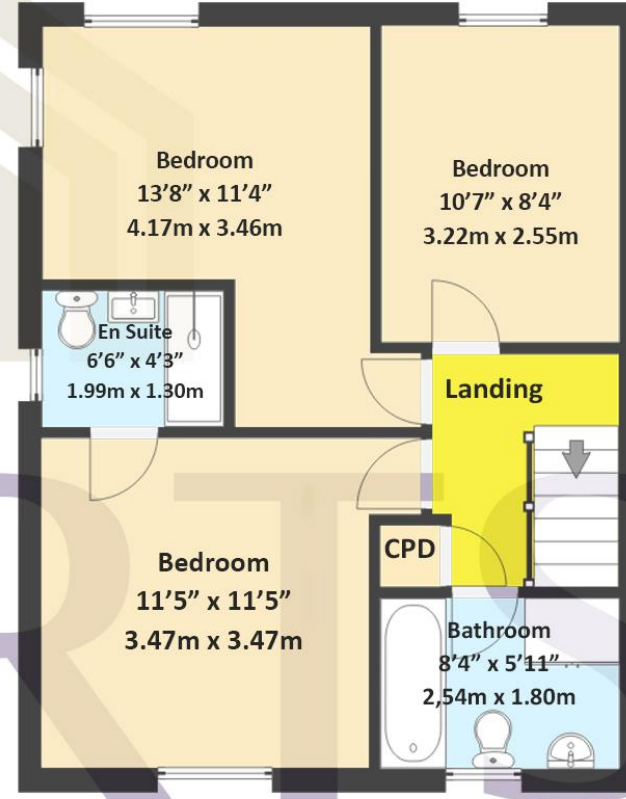
Total Internal Accommodation 92.00 square metres / 1,001 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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