





Cherry Trees

Discover this charming three-bedroom detached house nestled in the heart of Ullenhall, a sought-after village location combining tranquility with convenience. Perfectly designed for modern family living, this spacious property offers a superb blend of living and entertaining spaces, including two reception rooms, a beautifully fitted dining kitchen with high-end appliances, and a utility room. Alongside the practical features are two stylish bathrooms, including a Jack and Jill en suite, a useful ground floor study for those working from home, and plenty of parking with a single garage and driveway. The private rear garden provides a peaceful outdoor retreat, ideal for relaxation or family gatherings.

Ullenhall is renowned for its picturesque countryside and community spirit, offering a peaceful village lifestyle while providing easy access to nearby towns and excellent transport links. Local amenities, renowned schools, and beautiful walking routes further enhance the appeal of this delightful location, making it a perfect place to settle and grow.

Step through the welcoming hallway, where a convenient downstairs cloakroom adds practicality to the entrance. The spacious living room flows seamlessly into a cosy snug, creating an inviting environment for both entertaining guests and relaxing family evenings. Adjacent to this is the modern dining kitchen, fitted with high-end integrated appliances and ample cabinetry, providing a stylish and functional space for cooking and dining.

Additionally, a versatile study or home office space caters to those needing a quiet work environment without compromising on comfort. The utility room, located just off the kitchen, offers valuable laundry facilities and extra storage.

The property boasts three generously proportioned bedrooms, each offering plenty of natural light and comfortable living space. The master bedroom enjoys the luxury of a Jack and Jill en suite shared with the second bedroom, perfect for families or guests.





Meanwhile, the superbly appointed family bathroom features contemporary fittings and a relaxing atmosphere.

Outside, the good-sized private rear garden is a true highlight, providing a secure and peaceful haven with ample room for outdoor dining, play, or gardening. The driveway offers convenient off-road parking alongside the single garage, completing this perfect family home. With its ideal layout, well-thought-out features, and idyllic village setting, this Ullenhall property presents a wonderful opportunity to enjoy a balanced and comfortable lifestyle in one of the area's most desirable locations.

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. There is oil heating at this property. However, this must be checked by your solicitor before the exchange of contracts.

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: 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.







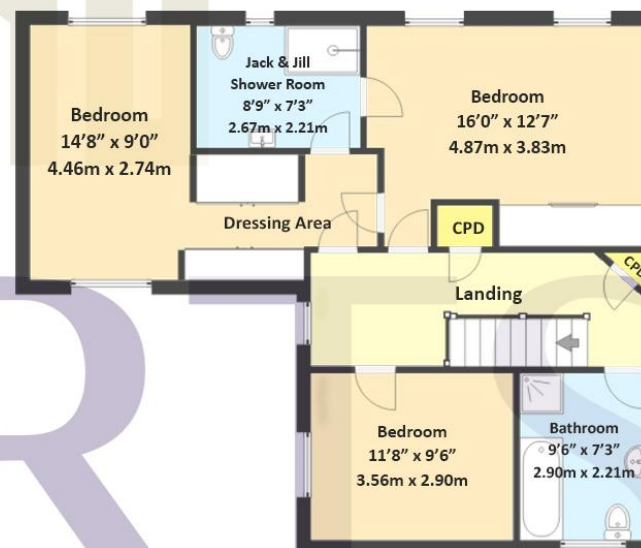


Internal Living Area 1,639 square feet / 152.24 square metres

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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