



**Elmcroft, Henley Road, Ullenhall
B95 5NN**

**Guide Price
£975,000**



A fabulous opportunity to acquire a substantial five bedroom family home in the popular village of Ullenhall, offering superb countryside views to both front and rear. The property offers lots of scope and potential to enhance and modernise the current accommodation and

'Elmcroft'

Built during the 1990's Elmcroft is a substantial family home which is set back from the well regarded Henley Road in the lovely village of Ullenhall which is surrounded by beautiful Warwickshire countryside and farmland. This charming home offers lots of potential to modernise, update and extend this already sizeable property by the new owners.

The property is approached over generous driveway which allows parking for several cars, a pretty lawned area with well-established and mature borders. The double garage with power and light is also access from the driveway along with the hidden oil tank which fuels the heating system for the property. An open storm porch gives access to a very welcoming and spacious hallway which in turn gives access to all of the downstairs accommodation and benefits from a guest WC.

With a choice of two well-proportioned receptions rooms, both with lovely green views to the front and rear elevations, the living room has a beautiful feature inglenook fireplace with ornate woodburner which is most certainly a wonderful centre piece of the room. A third reception room is currently used as a useful office ideal for those who wish to work or study from home.

Completing the ground floor accommodation is the style country style kitchen which sits at the rear of the property with beautiful views of the well-tended rear garden and views beyond. Fitted with a range of cream fronted eye and base level units and drawers with granite work surfaces and high quality integrated appliances throughout. A peninsula breakfast bar ideal for informal dining and with access directly to the paved terrace in the rear garden. There is also a very handy laundry/utility room for additional white goods space and cupboard storage.

Accessed from the spacious landing there are five generous bedrooms, three of which have en suites and all have plenty of storage wardrobes already built-in. In addition there is a family bathroom to service the remaining two bedrooms close-by.





The rear garden is a particular feature of this large family home, being mainly laid to lawn with mature and beautifully cared for herbaceous beds and borders, surrounded by well-established hedging and trees. The rear terrace, accessed from the kitchen and the living room has ample space for al fresco dining and entertaining and offers superb views of the surrounding countryside to the rear of the garden.

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 at 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 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.

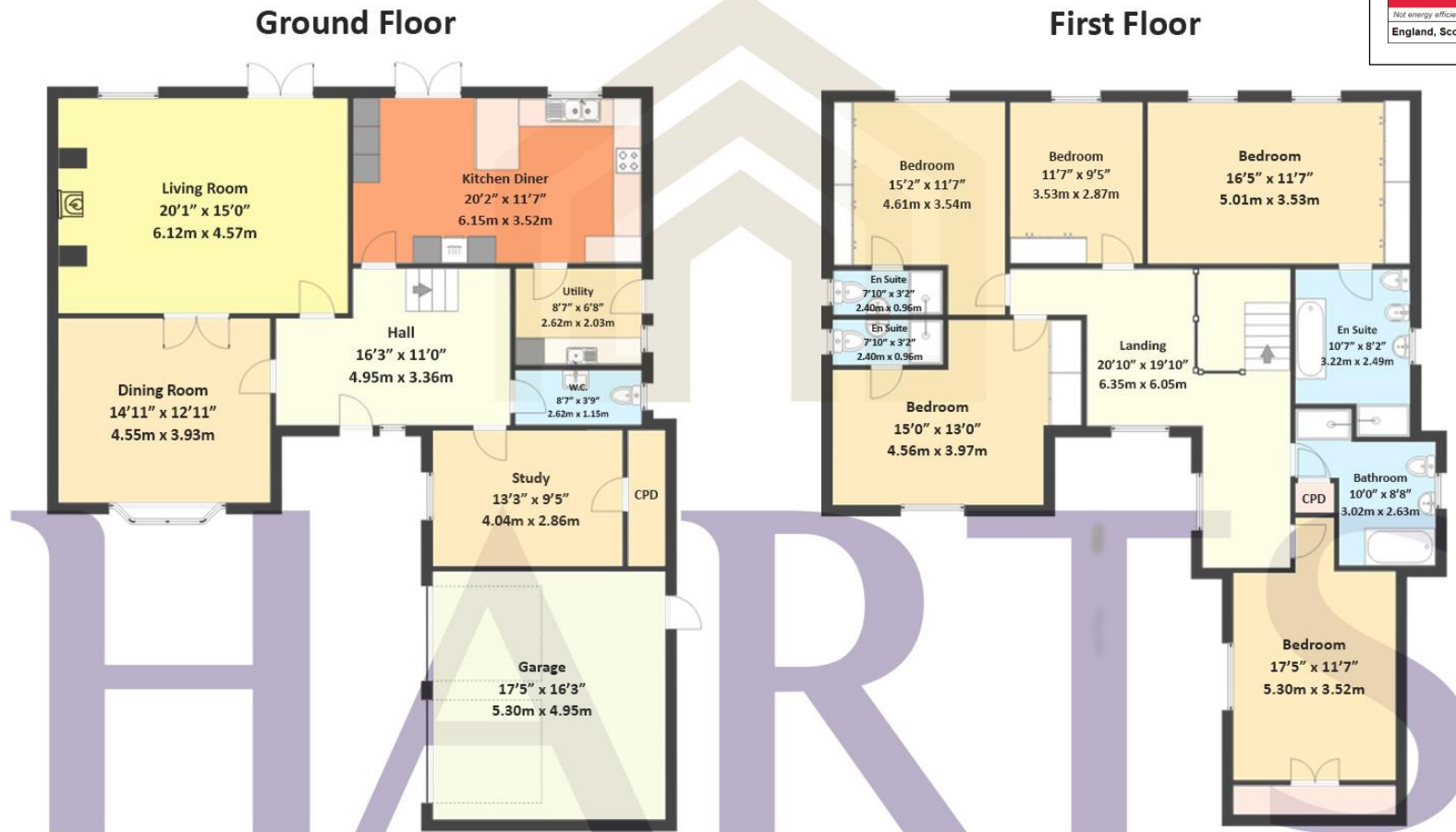






Gross Internal Floor Area 254.15 square metres / 2736 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(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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