





'Pantiles' is a well appointed four bedroom detached bungalow which has been updated and internally reconfigured by the current owners, and now offers flexible accommodation and a fabulous open-plan modern kitchen family room which is most certainly a wonderful feature of this one-level living home.

The property is situated in the sought after village of Ullenhall, surrounded by beautiful Warwickshire countryside and other bespoke homes on the Henley Road. We feel this lovely home would be an ideal purchase for those wanting a quieter place to reside, flexible use of rooms, as well as the convenience of living on one level.

APPROACH The bungalow is set well back from the road with fenced and hedged boundaries and with a useful in - out driveway for ease of access. The gravelled driveway has plenty of parking for several vehicles around the circular lawned garden.

SPACIOUS WELCOMING HALLWAY A large storm porch and composite front door leads through to a well-proportioned hallway which in turn gives access to the bungalows' accommodation.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM This is most certainly the room you will fall in love with! Reconfigured by the current owners in line with today's high standards, the kitchen area is tastefully fitted with light and dark modern Shaker style eye and base level units and soft close drawers, double stainless steel sink with mixer over, large corner pantry cupboard, full height pull-out spice and condiment cupboard, integrated Bosch dishwasher and an integrated fridge freezer alongside a further full height freezer, two built in Siemens ovens with one having the option of a steam oven. The kitchen area benefits from a large central island with contrasting light grey fronted drawers, integrated microwave oven, Siemens induction hob with extractor over and with a useful breakfast seating area. To one end of the room the current owners utilise this space as their family TV area but could alternatively be used as a dining space. Bi-folding doors gives lovely views and access onto the raised patio area to the rear of the property.

DINING / SITTING ROOM Situated at the front of the bungalow, with window overlooking the driveway, this room is currently dressed as a more formal dining room with sliding doors from the kitchen but also lends itself to be used as a further sitting room or snug or maybe even as a home office for those working from home.

UTILITY/LAUNDRY A fabulous addition to the kitchen is this well designed utility / laundry room with additional cupboards for linen storage, sink and drainer, space and plumbing for washing machine and tumble dryer.

BOOT ROOM With it's own doorway to the front of the property so ideal for muddy wellies and paws following the local countryside walk.





MAIN BEDROOM A well proportioned bedroom with windows to front and side elevation and with plenty of space for a dressing area as well as a large bed and with door through to :-

EN SUITE With panelled bath tub with mains shower over, low flush WC, hand basin, window to rear elevation and being fully tiled.

ORANGERY / GARDEN ROOM With access directly from the main bedroom, his lovely addition to the living accommodation is a wonderful place for relaxation as it has super views of the rear garden and beyond. The orangery also has access onto the rear patio area and the garden.

BEDROOM Situated to the front of the property with window overlooking the driveway.

BEDROOM A further double bedroom to the front, again with windows to side and one overlooking the front driveway.

BEDROOM / OFFICE This smaller fourth bedroom is currently utilities as a sitting room/snug but could certainly house a single bed for a guest or younger member of the family. For those needing to work from home this room offers the potential to use as a study.

FAMILY SHOWER ROOM A modern white suite comprising low flush WC, wash basin, shower cubicle with rainfall shower head and additional hand held shower attached, tiling to splashback areas and window to rear elevation.

SOUTH WESTERLY REAR GARDEN Being mainly laid to lawn with fenced boundaries, the garden has a raised patio area directly outside the property offering space for outside entertaining and al fresco dining. A mature setting with lovely views of farmland beyond and also benefits from a pretty timber summer house.



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. THE HEATING IS ELECTRIC NIGHT STORAGE HEATERS.

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 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 159.82 square metres / 1,720 square feet

Ground 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

