

## 2 Warren Close

*Earlswood, B94 5RW*









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## ***A FIVE BEDROOM TRADITIONAL STYLE DETACHED RESIDENCE***

- A High Quality Detached Residence
- Five Bedroom (Two With Dressing Areas & En Suites)
- Large Reception Hall
- Beautiful Bright Spacious Lounge
- Kitchen With Breakfast Room
- Impressive Gardens To Front And Rear
- Guest Cloakroom/WC
- Detached Double Width Garage
- Secure Gated Development
- Lake Views

### **ACCOMMODATION**

A superb Bloor built executive detached residence, with traditional style and character, occupying a secluded location behind electrically operated gates with impressive gardens to front and rear. A stones throw away from the renowned Earlswood Lake. The property benefits from a high standard specification of internal and external finish, standing on approximate 3/4 acre plot. The accommodation briefly comprises; canopy entrance porch, large reception hall, beautiful bright spacious lounge, good size dining room, fitted kitchen with breakfast room, utility and w/c, first floor landing, master bedroom and second bedroom with en suite and dressing areas, three further bedrooms, two out of which have built in wardrobes, family bathroom, detached double garage. Viewing is highly recommended to appreciate the size of the property and the superb views.





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**CANOPY PORCH**

**SUPERB HALLWAY**

**BEAUTIFUL SPACIOUS LOUNGE**  
27' 3" x 22' 4" plus bays (8.31m x 6.81m)

**GOOD SIZE DINING ROOM**  
17' 1" x 12' 7" min (5.21m x 3.84m)

**KITCHEN**  
17' 2" x 11' 1" max (5.23m x 3.38m)

**BREAKFAST ROOM**  
13' 3" x 9' 5" (4.04m x 2.87m)

**UTILITY ROOM/WC**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**  
17' 1" x 13' 11" (5.21m x 4.24m)

**DRESSING ROOM**

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**EN SUITE**  
10' 7" x 9' 7" (3.23m x 2.92m)

**BEDROOM TWO**  
15' 8" x 10' 7" (4.78m x 3.23m)

**DRESSING ROOM**

**EN SUITE**

**BEDROOM THREE**  
12' 0" x 9' 4" min (3.66m x 2.84m)  
built in wardrobe

**BEDROOM FOUR**  
11' 0" x 10' 3" (3.35m x 3.12m)  
built in wardrobe

**BEDROOM FIVE**  
11' 0" x 9' 9" (3.35m x 2.97m)

**FAMILY BATHROOM/WC**

**DETACHED DOUBLE GARAGE**













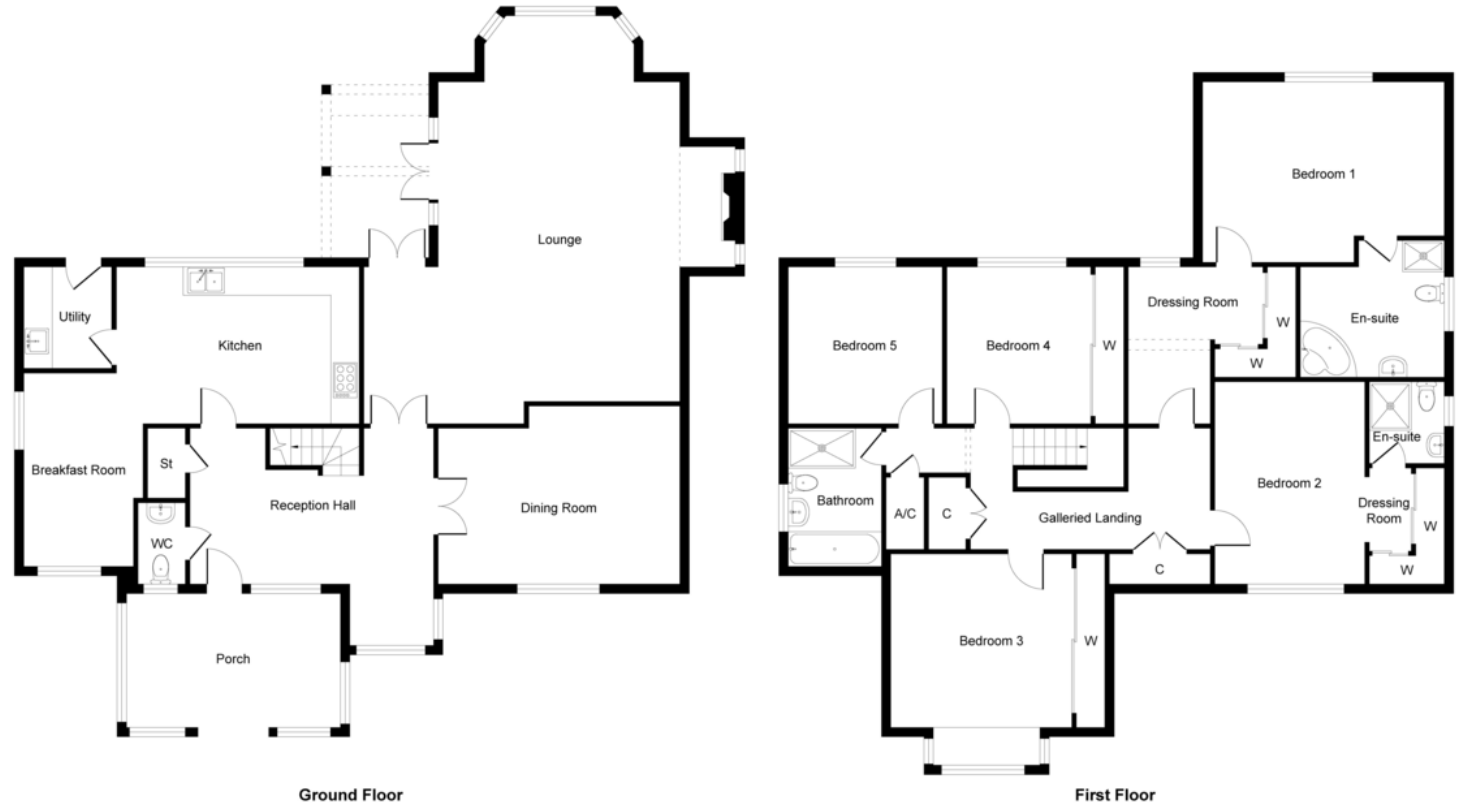




**Asking Price Of £1,375,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



**Approx. Gross Internal Floor Area 2943 sq. ft / 273.37 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only

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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		