



Connells

Riverside Gardens
Henley-In-Arden



Property Description

Connells are delighted to offer for sale this beautifully presented deceptively spacious two-bedroom bungalow situated in the sought after location of Henley-in-Arden. The property is situated on a quiet cul-de-sac and is just a few minutes' walk to the High Street.

Briefly comprising; entrance hall, generous sized lounge leading to conservatory, breakfast kitchen, en-suite WC, two double bedrooms and bathroom.

Must be viewed to fully appreciate this bright and spacious home.

Local Area

This property is well placed for a wide range of amenities to include shopping and recreational facilities (including the newly opened 'Field to Fork' farm shop and cafe), pubs and restaurants, both primary and secondary schools, a dentist, and doctors' surgery. It is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 4 miles and 6 miles, respectively. The local railway stations ("Wootton Waven" and "Henley-in-Arden") offer regular trains to Stratford-upon-Avon and Birmingham City Centre. A bus route also runs to Stratford-upon-Avon, Hockley Heath, Shirley and Solihull Town Centre.

Lounge

28' x 15' (8.53m x 4.57m)

Spacious lounge with UPVC double glazed leaded light window to the front, two radiators, feature fireplace with inset electric fire. UPVC double glazed Bi-Fold doors with matching side panels opening out to the conservatory.

Conservatory

19' 5" x 9' 3" (5.92m x 2.82m)

With laminate flooring, radiator, power and lighting. T.V aerial connection point. UPVC double glazed windows to three sides giving views over the rear garden, double glazed double doors open out to the garden.

Kitchen

14' 7" x 13' 10" (4.45m x 4.22m)

A range of wall and base units with worktops over, tiling to splash backs, built in double oven, inset electric hob with extractor hood, integrated appliances to include dishwasher, washing machine, fridge/freezer.

Bedroom 1

14' 4" x 10' 10" (4.37m x 3.30m)

Double bedroom with UPVC double glazed window to the rear and UPVC double glazed patio door opening on to the sun terrace, radiator leading to en-suite W.C.

En-Suite W.C.

Low level W.C. Vanity wash hand basin with waterfall mixer tap over, tiled flooring and wall tiling to half height, extractor fan.

Bedroom 2

13' 3" x 10' (4.04m x 3.05m)

Double bedroom with UPVC double glazed leaded light window to the front and radiator.

Bathroom

10' 3" x 6' 8" (3.12m x 2.03m)

Modern bathroom comprising Pedestal wash hand basin with chrome mixer tap over, walk in shower unit with "Drench Head" ceiling shower, wall mounted temperature controls and central drain panel bath with water jets, chrome mixer tap and shower attachment over, low level W.C.Tiling to splash backs, UPVC double glazed leaded light frosted window to the front, tiling to splash backs, laminate flooring and chrome heated towel rail.

Outside Of Property

To the front of the property is a gravel driveway providing ample offroad parking. To the rear is a well-maintained rear garden mainly laid to lawn and mature plants, trees, shrubs and bushes. A large, raised decking area providing an ideal outdoor entertaining space. A useful timber shed sits to the side of the property and a good size workshop has plenty of room for storage or could be utilised as a hobby area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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