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High Street, Henley-in-Arden



An opportunity to purchase a refurbished and "move straight in" property situated to Henley-in-Arden High Street. Benefiting single garage and the added luxury of resident and visitor parking, this home has been refurbished to an exceptional standard. Appliances are yet to be used and every attention has been given to the detail of quality and presentation whilst a practical layout for convenient living shines through.



The satin black 10 panel front door to the immediate high street with coach light is a welcome greeting as you enter the main hallway. The striking black and white porcelain floor tiles set the scene for a practical and lavish interior. The living area is separate to the kitchen and dining area, having in built shelving, feature wall panelling and a beautiful granite hearth with exposed brickwork. 100% wool Berber Padstow Mohair carpet creates a comfortable and cosy setting, whilst the shutters to the front sash window with ease separate you from high street life.



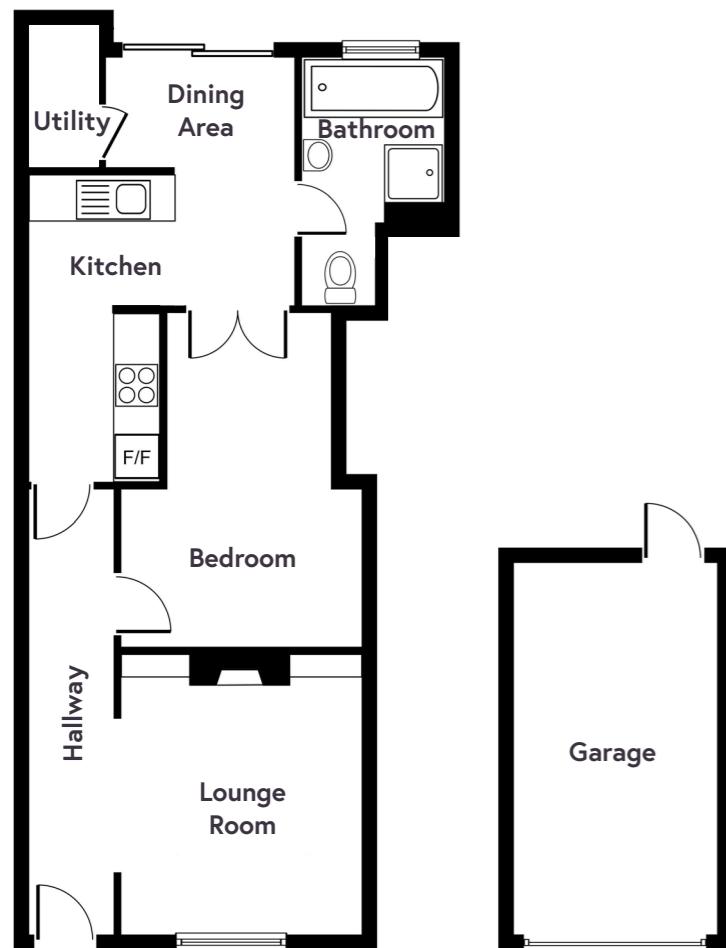
Into the kitchen, the original Georgian glass panelled door has been retained, with the addition of a privacy film, and bespoke shaker cabinetry forms around new Bosch appliances, including integrated fridge freezer, electric oven, induction hob, built in microwave, slimline dishwasher (with Wifi connect), extractor, Belfast Astini Butler sink and dual lever chrome mixer tap. All kitchen cupboards are on soft close hinges and drawer runners with solid brass cabinet furniture and worktops in Quartz with matching chopping board.



The bathroom is generous in size, fitted with floor and full height stunning marble effect glazed porcelain tiles; floating WC with concealed system, separate bath with chrome mixer tap and frameless walk in shower with rainfall shower head and handset. The integrated toothbrush charger and Bluetooth speaker mirror are fun yet practical additions.

The separate utility is a reminder of the property's Georgian origins with its original arched doorway. The utility is home to the HeatraeSadia electric central heating system for water filled radiators (operated via HIVE control with a Smart meter) and Glendhill hot water cylinder. There is plumbing for a washing machine and additional power sockets and lighting.

The private rear garden provides easy access to the garage and resident parking. Accessed from the kitchen and dining area, the patio area with original coach light provide a warm glow as you relax and entertain. The garden has been landscaped with high quality artificial grass, adding to the practicalities of running this home as perhaps a second property, investment or just for those looking for easy living!



**GROUND FLOOR**

- Kitchen** 3.90m (12'10") x 1.80m (5'11") max
- Dining Area** 3.25m (10'8") x 2.35m (7'9") max
- Bathroom** 3.25m (10'8") x 1.85m (6'1") max
- Bedroom** 4.35m (14'3") x 3.10m (10'2") max
- Living Room** 3.65m (12') x 3.13m (10'3")
- Utility** 1.85m (6'1") x 0.90m (2'11")
- Garage** 4.95m (16'3") x 2.65m (8'8")

**TOTAL AREA**

Approx 64 sq metres (689 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)



This small town is focussed on a wonderful mile long high street, showcasing wonderful architecture with multiple convenience stores and independent boutique shops. Excellent restaurants and pubs make Henley-in-Arden a destination town, full of character and wonderful historic homes lining the main high street, including Cheal's of Henley, offering fine dining in a most discreet and elegant setting.



**GENERAL INFORMATION**

Cast iron matt black radiators with black nickel TRV valves and wall stays to Hallway, lounge, bedroom and dining area with 10 year guarantee from 2020. The property is part of The White House Development, to the rear of the High Street.

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| <b>Services:</b> Mains water and electricity.<br>The central heating is HIVE controlled, LED lighting throughout. Newly fitted radiators, central heating system, electrical fuse board and lighting in 2020. | <b>Tenure:</b> Leasehold - Please refer to sales agent for further lease and service charge details. |
| <b>Postcode:</b> B95 5BA  | <b>EPC:</b> Exempt<br><b>Local Authority:</b> Stratford District Council<br>Council Tax Band B       |

**AGENTS NOTE**

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

**ANTI MONEY LAUNDERING (AML)**

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

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01564 791010 | [www.ebandp.com](http://www.ebandp.com) | 1 Lodge Croft | Knowle, Solihull | B93 0HF

