



112a High Street, Henley-in-Arden B95 5BS

£319,950

**Hawkins & Patterson**  
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## 112a High Street, Henley-In-Arden B95 5BS

Pretty Victorian two bedroom Cottage in the centre of the High Street. Individually adapted internally with many features you would not expect to find including an en-suite and its own garage at the end of the West facing private garden. Offered with no upward chain.

### APPROACH

Solid front door opens into a vestibule with wood panelling.

### LIVING ROOM

A well proportioned room with walk in double glazed bay window. Chimney breast with Marble fire surround & hearth containing coal effect gas fire. Open tread staircase. Painted ceiling beams. wall lights & central rose.

### SHOWER / WC

Enclosed steam shower. Duel flush WC, wash basin. Extractor & electric towel rail.

### KITCHEN

Fully fitted with electric hob & oven below. Recess with plumbing for a washing machine. Housing for a large fridge/freezer. Inset acrylic sink & drainer with mixer tap. Borrowed light window. Half glazed stable door into,

### CONSERVATORY

A lovely addition. With tiled floor Upvc double glazed windows under vaulted glass roof. Radiator, power & lighting. French door out to the garden.







### **BEDROOM ONE (front)**

Upvc double glazed window with radiator below. Fitted cupboards & wardrobes along two walls/ Ceiling beams.

### **EN-SUITE**

Glass enclosed shower cubicle Waterfall shower head & hand held shower. WC and wall mounted wash basin. Extractor.

### **BATHROOM**

Full size corner spa bath. Side window.

### **BEDROOM TWO (Rear)**

Upvc double glazed window with radiator below. Wardrobe & high level store cupboards.

### **WEST FACING GARDEN**

Private West facing sun trap. Central footpath with raised profusely stocked borders either side. Paved cartwheel siting area with Summer House. Half glazed door into,

### **GARAGE**

Generous single garage with electric roller door. Power, lighting & roof void storage.



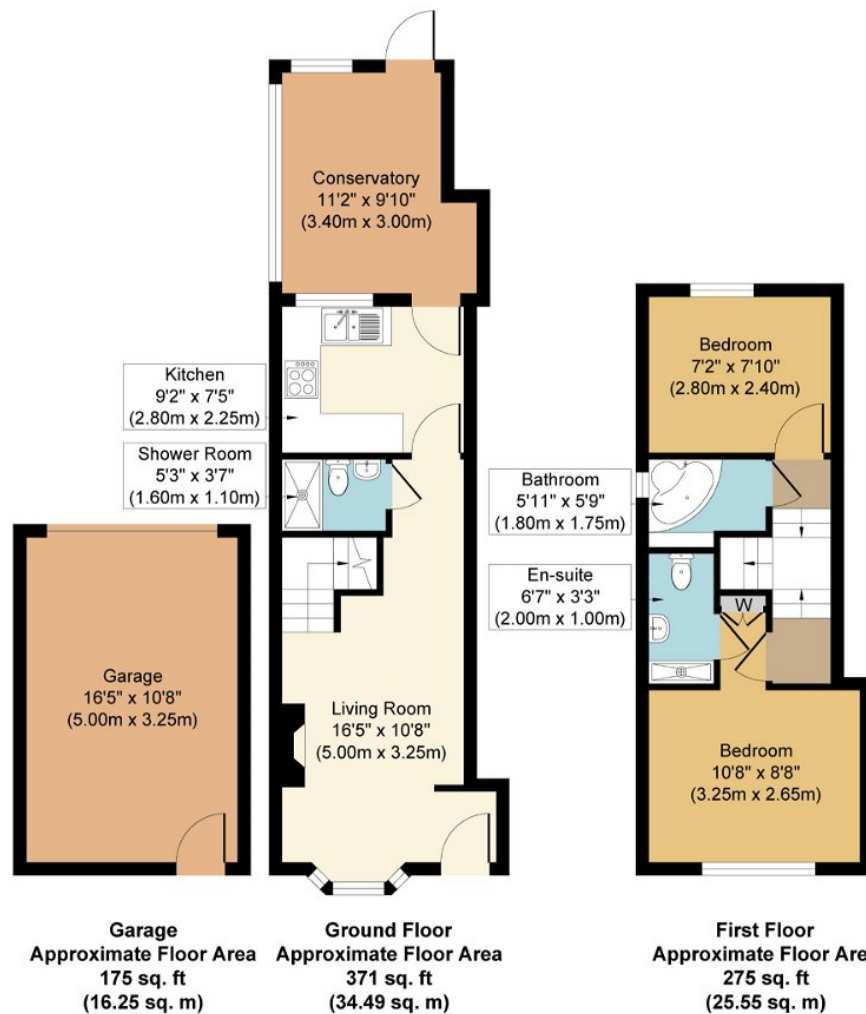


Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc) opening summer 2023. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

EPC BAND D, Council Tax BAND D Stratford-upon-Avon District Council.







## Approx. Gross Internal Floor Area 821 sq. ft. (76.29 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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