



7 The Coach Houses, High Street

Guide Price £399,950

**Hawkins & Patterson**  
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Warwickshire, B95 5BS

## 7 The Coach Houses, High Street

Enjoy the best of both worlds. A quietly situated Mews home just a few moments from the ever popular, bustling High Street.

This small & select cul de sac with brick block paving has pretty, rarely available to buy, Mews homes. Number seven having the extra tick in the box with a private South facing patio garden. The home has been extensively & expensively renovated throughout with the added advantage of now being offered for sale with NO CHAIN.

This peaceful location with everything on your doorstep needs to be seen to fully appreciate.

The ground floor has light Oak flooring throughout. Hallway with guest WC. Superbly appointed kitchen with appliances, enamel sink & drainer below the front window. The bright almost square living room provides ample space for a dining table & chairs. Feature full height brick wall with recess for a fire. Window & patio doors.

Upstairs the principal bedroom at the rear has had a walkway fitted as bedroom three is currently used as a walk in dressing room. The door from the landing remains in place & our clients are more than happy to reinstate the room as a single bedroom should you wish. A further double bedroom and a beautifully appointed shower room with full width tray & glass side. One piece wash basin over double cupboards & dual flush WC. High level Velux skylight..

The sunny patio is mainly brick block with shrub border contained within wooden sleepers. Fully fenced with gate leading to the designated parking.

For those home hunters requiring a little more space there is planning permission to add a further loft bedroom & en-suite.





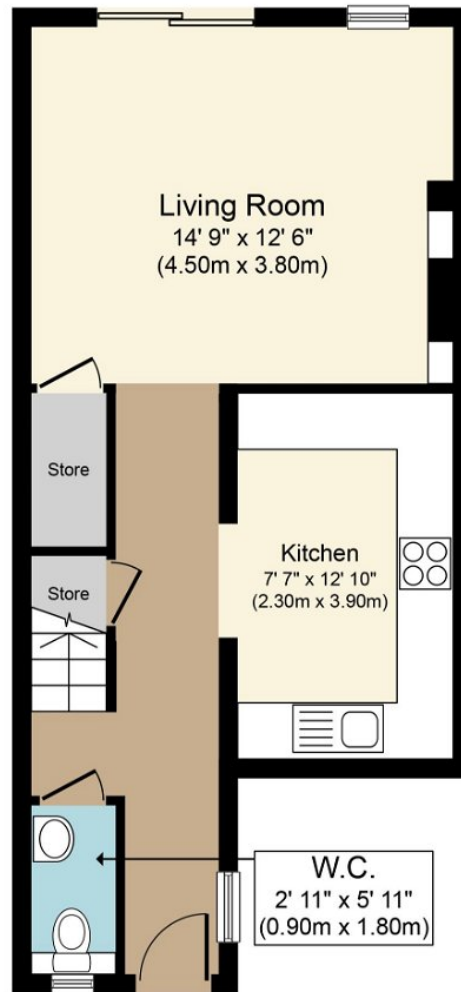
Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National 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). There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.



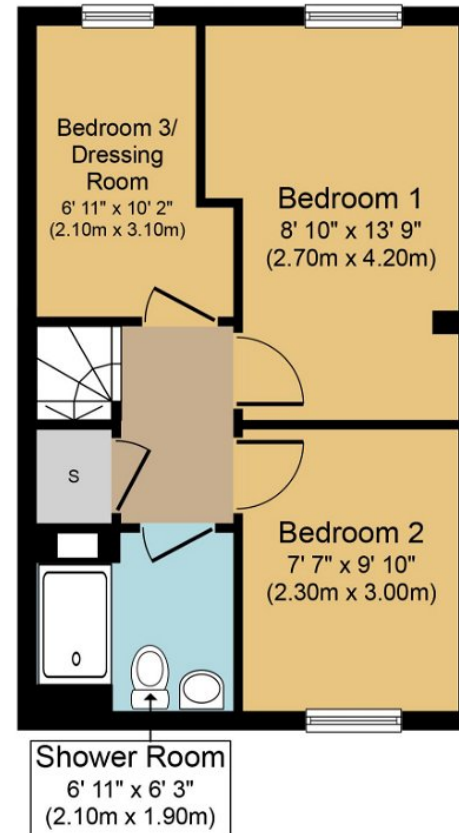
Council Tax Stratford Upon Avon District  
Council Band D

EPC Band D.





**Ground Floor**  
Approximate Floor Area  
431 sq. ft.  
(40.0 sq. m.)



**First Floor**  
Approximate Floor Area  
357 sq. ft.  
(33.0 sq. m.)

**Approx. Gross Internal Floor Area 788 sq. ft. (73.0 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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