



Market Close, Henley-In-Arden, Warwickshire

£650,000

Hawkins & Patterson
ESTATE AGENTS

 Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
 sales@hawkinspatterson.com
www.hawkinspatterson.com
 110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Market Close, Henley-In-Arden, Warwickshire

Situation: Henley-in-Arden is a picturesque, historic market town located along the A3400 and lies 8 miles north of Stratford-upon-Avon and 10 miles south of Solihull. Henley-in-Arden is known for its tree lined High Street and variety of historic buildings, some of which date back to medieval times, as well as shops, supermarkets, post office and famous Henley Ice Cream Parlour. There are an abundance of places to eat; From snack bars and fine dining to gastro and drinking pubs, a traditional bakery and a plethora of Indian and Chinese food. There are excellent primary and secondary schooling facilities as well as South Warwickshire College. For the sports lover, there is the local thriving Tennis Club as well as Henley Golf and Country Club. The location has good transport links, Henley-in-Arden Railway Station provides links into Birmingham and Stratford-upon-Avon and just a short distance away Warwick Parkway Station, which has good train services to London Marylebone. Road communications are excellent with the M40 and M42, M5 and M6 motorways all within easy access.

The property occupies a corner plot position with a lawn foregarden, paved path leading to the canopy porch with double glazed door to;

WELCOMING ENTRANCE HALL

Laminate flooring, radiator, stairs off to the first floor, cloaks cupboard and doors to:

GUEST WC

Modern white suite with WC, pedestal wash basin, laminate flooring, radiator and extractor fan.

SPACIOUS LIVING ROOM

Enjoying a dual aspect with double glazed window to front and French doors to the patio, two radiators and Adams style fireplace with electric flame effect fire.





DINING ROOM

Double glazed windows to front and side and radiator.

KITCHEN/ BREAKFAST ROOM

Wide range of fitted base, wall and drawer units and butchers block style worktops, tiled splashbacks, one and a quarter sink drainer unit, gas cooker point and space for range style cooker, integrated dishwasher and fridge/ freezer, laminate flooring, radiator, double glazed window overlooking the rear garden, door to side and door to;

UTILITY ROOM

Fitted base and wall units, roll top worksurface, plumbing and space for washing machine and tumble dryer. double glazed door to the garden, laminate flooring, radiator and double glazed roof lantern.

FIRST FLOOR LANDING

Stairs to second floor, airing cupboard and doors to;

BEDROOM ONE

Double glazed window to rear and side, radiator, fitted wardrobe with sliding doors and door to;

ENSUITE SHOWER ROOM

Frosted double glazed window to side, chromed heated towel rail, modern white suite with WC, pedestal wash basin, oversided cubicle with thermostatic shower, tiled splashbacks.





BEDROOM TWO

Double glazed window to rear and radiator.

BEDROOM THREE

Double glazed window to front and radiator.

BEDROOM FOUR

Enjoying plenty of light with double glazed windows to front and side, radiator.

FAMILY BATHROOM

Frosted double glazed window to front, radiator, extractor fan. Modern white suite, WC, pedestal wash basin, panelled bath and thermostatic shower over, feature tiled splashback and patterned, Victorian style tiled flooring.

SECOND FLOOR

BEDROOM FIVE/ CHILL OUT ROOM

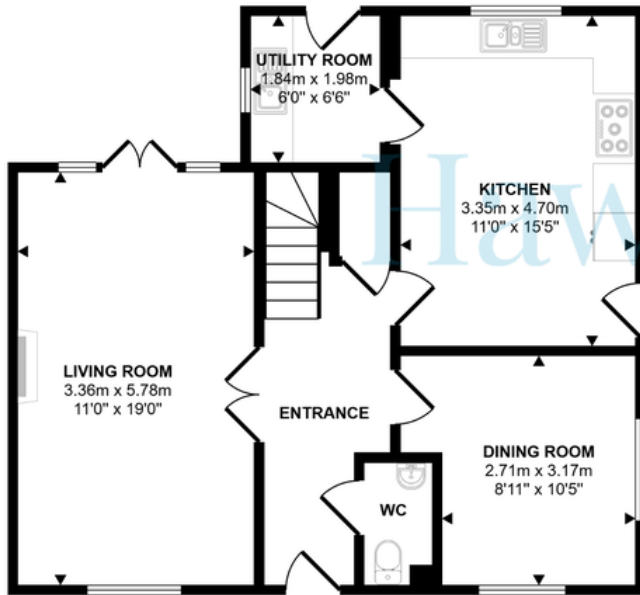
Three double glazed Velux skylight windows to front with fitted blinds, radiator, storage into the eaves.

ENSUITE SHOWER ROOM Modern suite with WC, wall mounted wash basin, corner cubicle with thermostatic shower, feature grey tiled splashback and Victorian style patterned floor tiles, chromed heated towel rail and double glazed Velux skylight to front.

SINGLE GARAGE Up and over garage door, light and power. Driveway to the front for off road parking and electric car charger. Separate electric tariff.

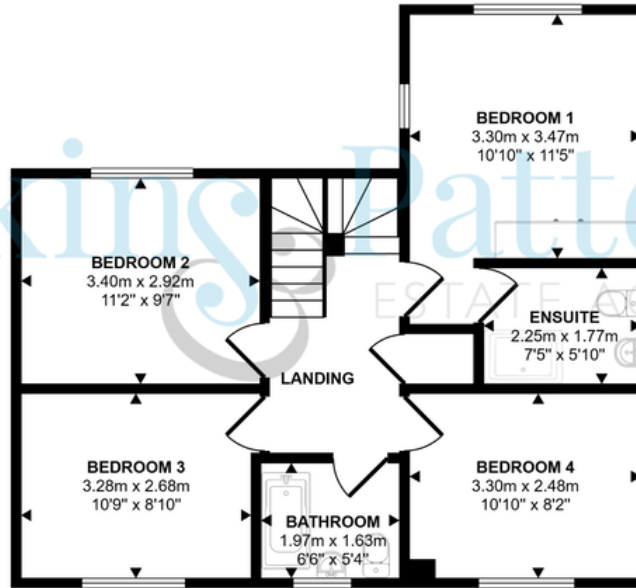


Approx Gross Internal Area
151 sq m / 1620 sq ft

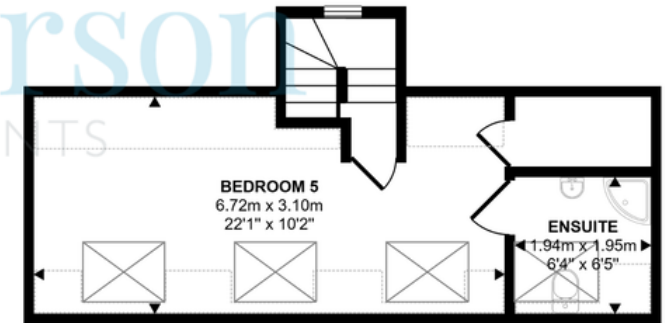


Ground Floor
Approx 63 sq m / 678 sq ft

Denotes head height below 1.5m



First Floor
Approx 58 sq m / 628 sq ft



Second Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.