



**The Croft, B95 5DY**  
Sale Price £500,000



**Love**  
Property Co.

# 4 The Croft

Henley-in-Arden, Solihull, B95 5DY

Tenure – Freehold

EPC Rating – C

Council Tax Band - E

Love Property Co are pleased to offer this beautifully presented three storey end town house, situated in the highly sought after location of 'The Croft', in the heart of Henley-in-Arden.

The property briefly comprises; open plan fitted kitchen, lounge diner with bi-fold doors to garden opening on to a re-landscaped low maintenance rear garden.

To the first floor, there are two double bedrooms and family bathroom, master suite then occupying the entire second floor. Master bedroom offers a generous double room with fitted wardrobes and re-fitted en-suite, walk in shower, WC & vanity unit.

The property also benefits from having a single garage with electric roller door and plumbing for white goods. Part block paved driveway to the front of the property providing off road parking for up to four vehicles and access to garage.

The Croft is a small sought-after residential development, standing just off Henley-in-Arden High Street. Constructed in the late 1990's, the small select cul de sac is accessed via a private road and enjoys a quiet location. The popular and picturesque former market town of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), dentist and medical centre. The property is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



Double glazed front door opens into:-

**Open Plan Kitchen/Living/Dining Room - 28'8" x 11'11"**  
(8.75m x 3.62m)

With underfloor heating, double glazed front door and window to front with electric blinds and bi-fold doors opening to the rear, under-stairs storage cupboard with lighting and radiator.

**Kitchen** - A stylish modern fitted kitchen with a range of base and drawer units, quartz worktops surfaces and splash back, built in 'eye level' oven, induction hob with extractor hood over, integrated dishwasher, fridge, freezer and microwave.

**First Floor** - With doors leading to two double bedrooms and family bathroom, staircase rising to the second floor.

**Bedroom Two** – 9'11" x 11'11" (3.03m x 3.62m) Two double glazed windows overlooking the front and two radiators.

**Bedroom Three** – 8'2" x 11'11" (2.48m x 3.62m) With two double glazed windows overlooking the rear and two radiators.

**Family Bathroom** - 10' x 5'1" (3.04m x 1.54m) Having bath, toilet, basin and towel rail.

**Second Floor** - With obscure double glazed window to the side and hatch giving access to the loft.

**Principle Bedroom** - 20' 4" x 11'11" (6.20m x 3.62m) Principle bedroom offers a generous double room with built in wardrobes, two double glazed windows to the rear overlooking the roof tops and church steeple beyond, two radiators, feature coving and door opening into:-

**En-Suite –**

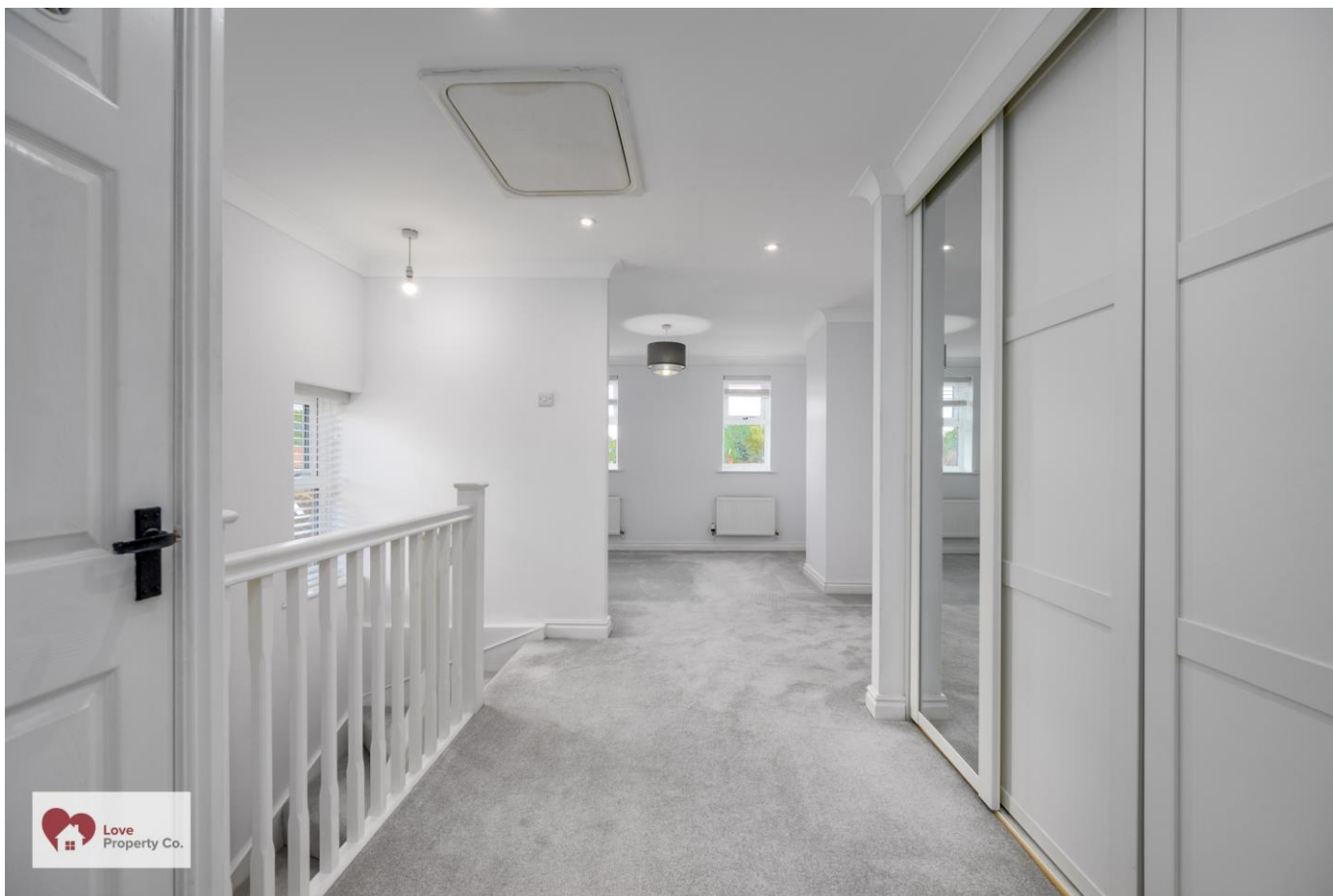
Luxury shower room with large walk-in shower, feature floor to ceiling tiling and tiled flooring, built in vanity - wash hand basin, toilet and storage units with freestanding bath, radiator/towel rail and two double glazed windows.

**Rear Garden** - Attractive part walled garden features, paved sun terrace, lawned garden area, bordered by a number of plants, shrubs and bushes and access to garage via a double glazed door.

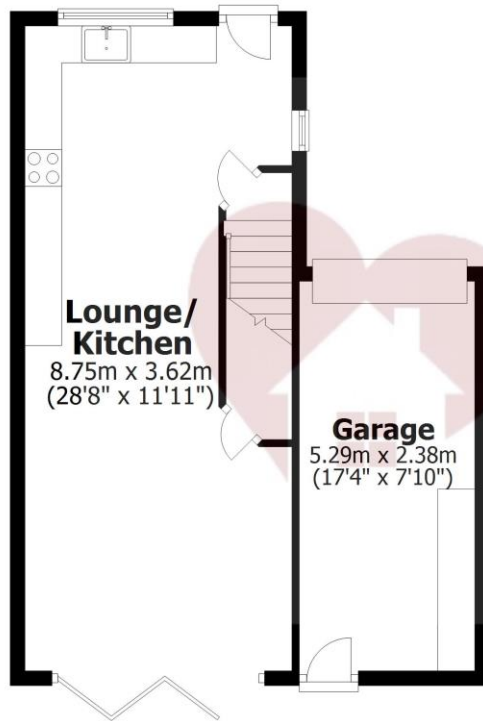
**Driveway Parking** - Space for four vehicles (Two in front of the garage and two in front of the property).

**Garage** - With storage in roof, power, lighting and plumbing for white goods.

**Council Tax:** Stratford-on-Avon District Council - Band E



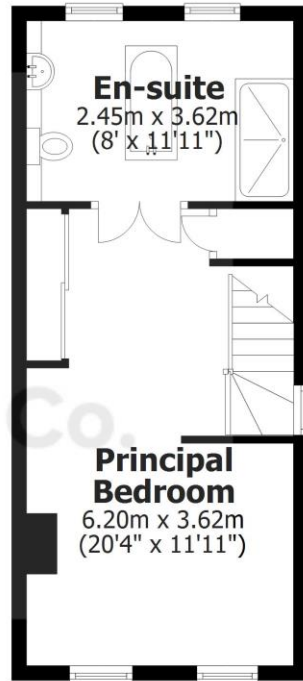
**Ground Floor**  
Approx. 44.8 sq. metres (482.1 sq. feet)



**First Floor**  
Approx. 31.7 sq. metres (340.9 sq. feet)



**Second Floor**  
Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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