



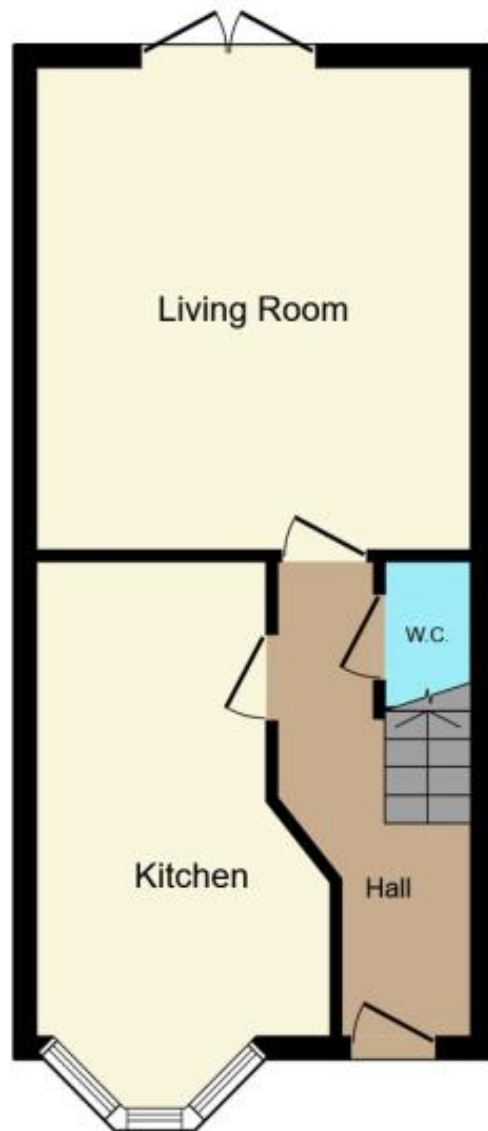
Warwick Road, Henley-In-Arden B95 5BH

welcome to

Warwick Road, Henley-In-Arden

A Three Storey Townhouse with a luxurious interior, good sized living accommodation and two rear parking spaces. Perfect location close to local amenities and high street within the Henley-in-Arden area. A feature master bedroom with stunning sky lights, dressing area and ensuite - a real gem!

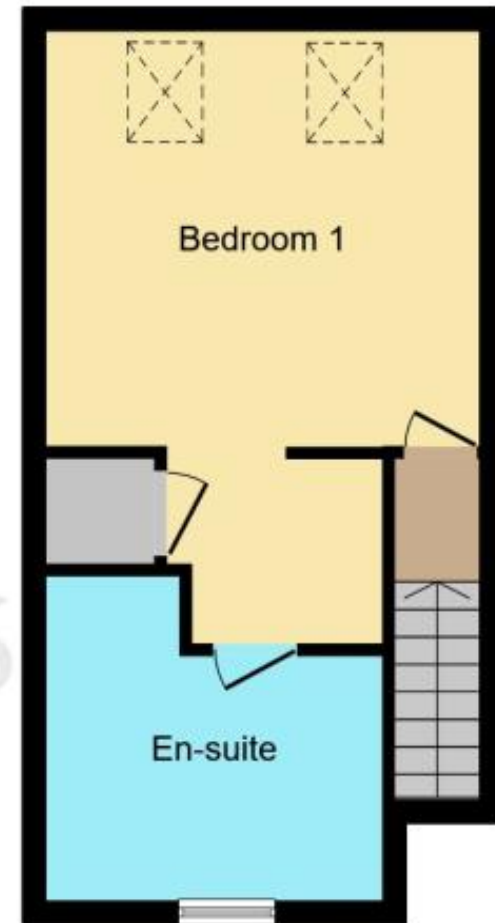




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

Path leading to steps approaching the accommodation.

Hall

Obscure double-glazed door to front, stairs to first floor landing, feature flooring and central heating radiator. Doors to:

Kitchen Diner

16' 11" max x 7' 9" max (5.16m max x 2.36m max)

Double glazed square bay to front. A range of wall and base units, display shelving and roll top work surfaces over. Cupboard housing the boiler. Built in oven, hob, and extractor hood over. Stainless steel sink with mixer tap and drainer to side. Space for free standing appliances (washing machine, dishwasher, and fridge-freezer) with splash back. Central heating radiator and feature flooring.

Cloak Room

White suite: closed coupled toiled, sink and pedestal. Central heating radiator, tiling to floor and splash prone areas.

Lounge

13' 7" x 12' 11" (4.14m x 3.94m)

Double glazed patio doors to rear with access to garden. Wall mounted electric fire, central heating radiator and feature flooring.

Landing

Double glazed window to front, central heating radiator and stairs to second floor landing. Doors to various:

Bedroom

12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed window to rear and central heating radiator. Fitted wardrobes with drawers and mirrored doors.

Bedroom

8' 11" max to wardrobe x 6' 3" (2.72m max to wardrobe x 1.91m)

Double glazed window to front and fitted wardrobes with mirrored doors.

Bathroom

A white suite consisting of a panelled bath, mixer taps and wall mounted shower, sink and pedestal, closed coupled toilet. Tiling to splash prone areas with feature mosaic decoration. Central heating radiator and tiled floor.

Top Floor Landing

Central heating radiator. Doors to:

Master Bedroom

12' 11" x 12' 3" (3.94m x 3.73m)

Two double glazed sky light windows to rear, two central heating radiators and reduced ceiling and opening to a walk-in dressing area.

Dressing Area

5' 10" x 5' 6" (1.78m x 1.68m)

Area for wardrobes. Door to:

Ensuite

Obscure double-glazed window to front. Closed coupled toilet, shower cubicle with wall mounted shower over and folding screen door, and sink. Central heating radiator and tiling to splash prone area.

Rear Garden

Feature patio ascending to further patio area and decking with trellis and seating area. Fence to sides and rear and side gate access to path.

Parking

Two allocated parking spaces at the rear.

Agent Note

Agents Note; Bromford Housing Association have advised that they would be prepared to staircase a transaction to 100% ownership on completion. This would mean that any potential purchaser would buy the vendors 46% share and the remaining 54% share of the property from Bromford Housing Association

to enable the total purchase on completion. The advertised price is for the 100% Freehold title. Your conveyancer will advise with regard to the timetables involved and you should satisfy yourself in regard to lending ability before proceeding.



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welcome to

Warwick Road, Henley-In-Arden

- NO CHAIN
- THREE BEDROOM, THREE STOREY EXECUTIVE END TOWNHOUSE
- MASTER TOP FLOOR BEDROOM WITH ENSUITE AND DRESSING AREA
- TWO ALLOCATED PARKING SPACES TO THE REAR OF THE PROPERTY
- LANDSCAPED GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

offers in excess of



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
RDC109916 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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