



EARLES
FOR SALE
01564 794343
www.earlesgroup.co.uk

MARKET WAY

16 Market Way
Henley-In-Arden, B95 5FD
£375,000

A well presented three bedroomed, two bathroomed property situated in the sought after location of Henley-in-Arden with the benefit of being within walking distance to both Henley Primary and Secondary Schools, and to the High Street via a cut through on Prince Harry Road. The property further benefits from good transport links to both Stratford-Upon-Avon and Alcester grammar schools. ++ No Upper Chain ++

The property offers light and spacious living accommodation and briefly comprises; entrance hall, cloakroom, modern kitchen/dining area, lounge, three bedrooms (master with en-suite) and family bathroom. Further benefiting from parking for two vehicles and attractive low maintenance garden.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.

Set back from the road behind mature hedging. Beneath a canopy porch, a front door opens into:-

Entrance Hall

With staircase rising to the first floor and radiator, door opening into:-

Cloakroom

With low level W.C, pedestal wash hand basin, tiling to splash backs, extractor fan, radiator and laminate flooring.

Kitchen/Dining Area

A range of modern wall, base and drawer units with work surfaces over and matching up-stands, built in electric oven and grill, inset 4-ring halogen hob with stainless steel splash back and concealed extractor hood over, inset sink unit with chrome mixer tap, space and plumbing for dishwasher, washing machine and fridge/freezer.

Laminate flooring, cupboard housing the wall mounted 'Ideal' central heating boiler, and further door to the side giving access to the front of the property.

Dual Aspect dining area with UPVC double glazed windows to the front and side, and radiator.

Lounge

Dual aspect with window to the front and patio doors to the side opening out to the garden, and radiator.

First Floor

With doors to three bedrooms and bathroom.

Bedroom One

With window to the side, fitted wardrobe, radiator and door opening into:-

En-Suite

Recessed tiled shower unit with mains fed shower over, low level W.C & pedestal wash basin, tiling to splash backs, laminate flooring and obscure glazed window to the front.

Bedroom Two

With window to the side and radiator.

Bedroom Three

Dual aspect with window to the front and side, and radiator.

Bathroom

3-piece white suite comprising panelled bath with shower over, tiling splash backs, low level W.C, pedestal wash hand basin, and obscure glazed window to the front.

Garden

Landscaped for ease of maintenance with full width paved patio with adjoining split level timber decking. All contained within fencing & a brick wall.

Parking

Situated at the back with two numbered spaces.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available

download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit:

<https://checker.ofcom.org.uk/>

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

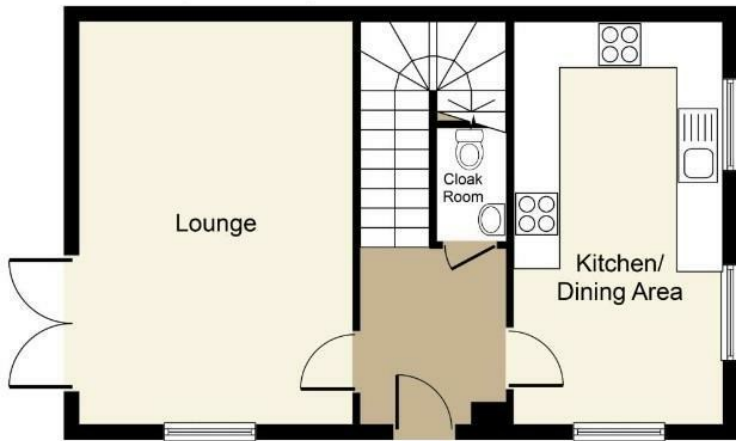
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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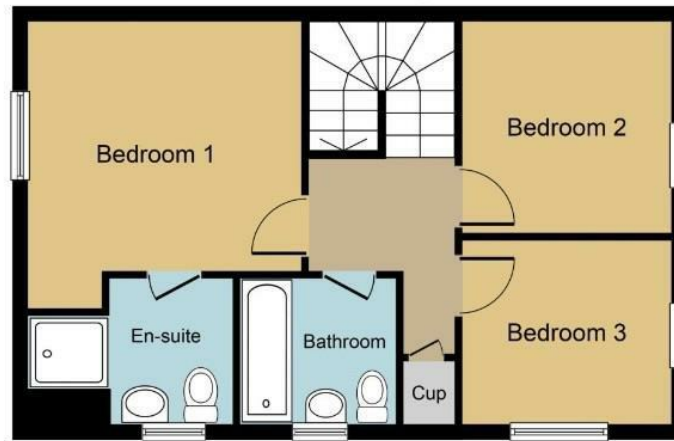


Master Floorplan Image



Ground Floor

[View in fullscreen](#)



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

