



**9 Brook End Drive,
Henley-In-Arden, Warwickshire, B95 5JA
Offers In The Region Of £595,000**

Situated in the much sought after location of Brook End Drive, this attractive and spacious detached property briefly comprises:- three double bedrooms, large living room, separate dining room, open plan breakfast kitchen/family room, study, family bathroom and downstairs shower room. It further benefits from an integral double garage, lovely west facing rear garden and off road driveway parking. The property offers excellent potential for modernisation, improvement and for those looking to put their own 'stamp' on.

Just a moments stroll to the High Street, Railway Station & all amenities, the property is offered for sale with no upper chain.

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), 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 railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



Set back from the road behind a block paved driveway providing parking for multiple vehicles and giving access to the garage. There is a well maintained lawned foregarden with a range of mature trees, shrubs and plants. A timber gate provides side access to the rear of the property.

A UPVC front door opens into:-

Porch

6'1" x 5'6" (1.87m x 1.68m)

With tiled flooring, lighting, UPVC double glazed window to the side and double doors opening into:-

Reception Hall

16'10" x 6'3" (5.14m x 1.91m)

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

Cloakroom

8'7" x 2'11" (2.62m x 0.90m)

With low level W.C, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splash backs and obscure glazed internal window to the side.

From the hall a glazed door opens into:-

Living Room

26'9" x 12'0" (8.17m x 3.66m)

With feature UPVC double glazed bow window to the front, two radiators, feature coving, fireplace with inset gas fire and glazed double doors opening into:-

Dining Room

10'4" x 8'9" (3.16m x 2.67m)

With UPVC double glazed french doors opening out to the rear garden, radiator and door through to the kitchen/family room.

Breakfast Kitchen / Family Room

19'10" x 15'4" max / 13'3" min (6.06m x 4.69m max / 4.04m min)

A range of wall and base units with feature display cabinets and kitchen island. Roll top work surfaces with inset sink unit with mixer tap over, tiling to splash backs. Built in 'eye level' 'Whirlpool oven and grill, inset gas hob with extractor hood over, space and plumbing for an automatic washing machine and dishwasher. Integrated refrigerator and integrated freezer, radiator, feature tiled flooring and door leading

through to the rear lobby. To the family area are sliding UPVC double glazed patio doors to the rear garden, radiator and door opening into:-

Study

8'10" x 7'10" (2.71m x 2.41m)

With UPVC double glazed window to the rear, radiator and fitted storage cupboard.

From the kitchen a door opens into:-

Inner Lobby

With under stairs storage cupboard, UPVC double glazed door to the side and doors to the shower room and integral garage.

Shower Room

4'8" x 10'7" max (1.43m x 3.25m max)

Fitted shower cubicle with 'Triton T80i' electric shower over, tiling to splash backs, timber cladding to the walls to what was formally a sauna (no longer operational).

First Floor

With UPVC double glazed window to the side, doors to three bedrooms and bathroom. Hatch giving access to the loft.

Bedroom One

12'10" x 13'6" to wardrobe fronts (3.92m x 4.13m to wardrobe fronts)

UPVC double glazed window to the front, radiator, 3-door fitted wardrobe with hanging rail and storage above.

Bedroom Two

16'0" x 10'11" min / 11'11" max (4.88m x 3.33m min / 3.64m max)

With UPVC double glazed window to the front, radiator and 3-door fitted wardrobe with hanging rail and storage above.

Bedroom Three

13'8" x 9'10" (4.19m x 3.01m)

UPVC double glazed window to the rear, radiator and 4-door fitted wardrobe with storage above.

Bathroom

11'10" x 6'9" (3.63m x 2.06m)

4-piece bathroom suite comprising; panelled bath, quadrant shower cubicle with 'Triton Excite' electric shower over, pedestal wash hand basin and low level W.C. UPVC double

glazed obscure window to the side and rear, airing cupboard housing the hot water cylinder and fitted shelving.

West Facing Rear Garden

This attractive landscaped garden is mainly laid to lawn with paved patio area. There are a number of mature trees, plants and shrubs throughout. There is a timber shed with power and lighting and a further timber shed to the side. A timber gate provides side access to the front of the property.

Integral Double Garage

16'1" x 14'6" (4.91m x 4.44m)

With electric up and over garage door, power and lighting, wall mounted 'Ideal' gas central heating boiler.

Additional Information

Services:

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

Broadband:

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/>. Fibre is already connected to the house.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

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

Viewing:

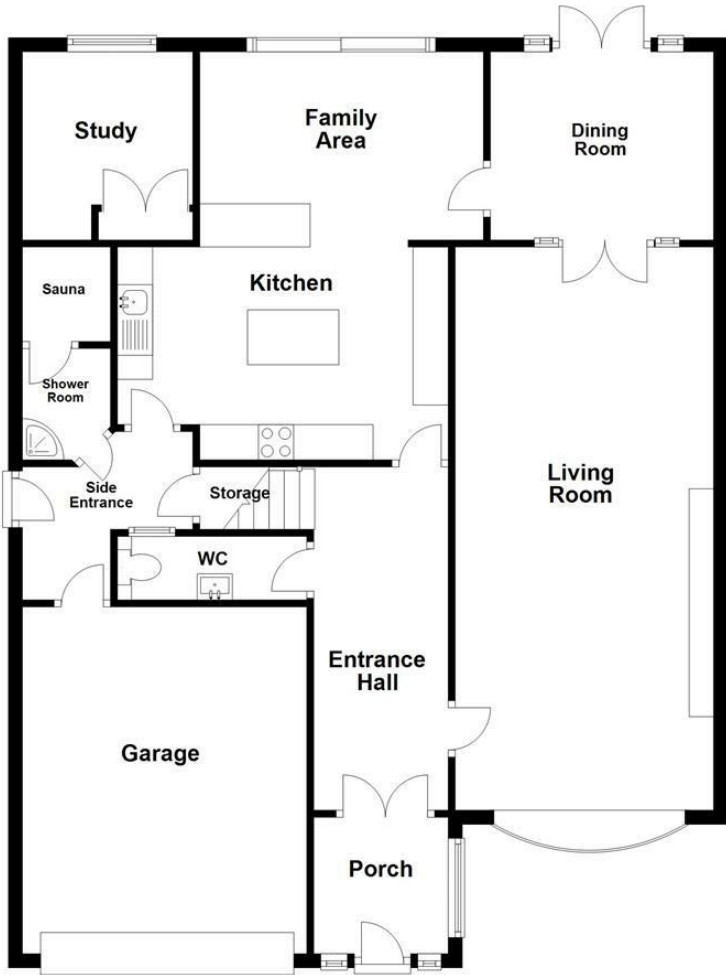
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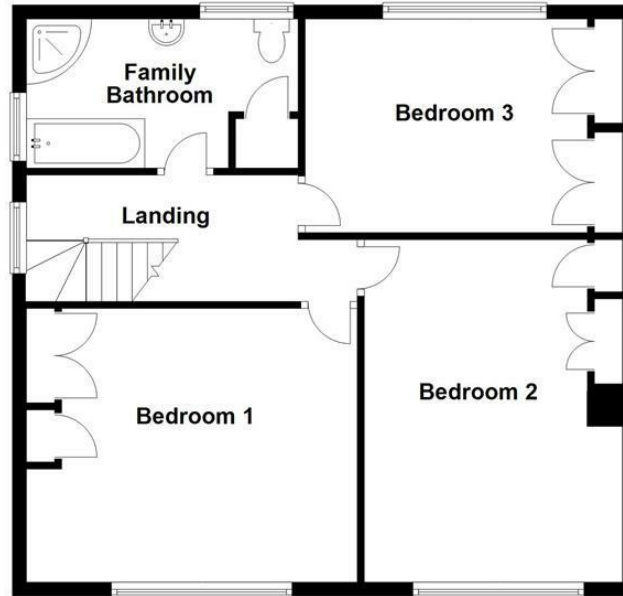




Ground Floor
Approx. 118.3 sq. metres (1273.9 sq. feet)



First Floor
Approx. 67.2 sq. metres (723.2 sq. feet)



Total area: approx. 185.5 sq. metres (1997.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(81-91) B			
(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	

