



EARLES
TRUSTED SINCE 1935



5 Littleworth
Henley-In-Arden, Warwickshire B95 6AG
£1,200 Per Month

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A recently refurbished two bedroomed end of terrace property situated in the sought after location of Henley-in-Arden. The property briefly comprises; Entrance hall, modern breakfast kitchen, lounge with patio doors to the rear garden, cloakroom, two double bedrooms and modern 4-piece suite bathroom. Further benefiting from a manageable rear garden, off road driveway parking for two vehicles and is within walking distance to the High Street.

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 trees and hedging. A paved pathway with slate foregarden leads to the front entrance, with UPVC double glazed front door opening into:-

Entrance Hall

With laminate flooring, staircase rising to the first floor, under-stairs storage cupboard and doors leading to the kitchen and lounge.

Breakfast Kitchen

9'11" x 9'5" (3.04m x 2.89m)

A range of wall, base and drawer units with square edged work surfaces over, inset 'FRANKE' sink unit with chrome mixer tap over, built in 'Smeg' electric oven and grill, inset 4-ring gas burner hob with chrome chimney style extractor hood over, tiling to splash backs, space for a fridge/freezer and space and plumbing for a dishwasher and automatic washing machine, UPVC double glazed window to the front.

From the entrance hall, a door opens into:-

Living Room

11'4" x 12'10" max / 11'8" min (3.47m x 3.92m max / 3.58m min)

With UPVC double glazed sliding patio doors opening out to the rear garden, radiator and door opening into:-

Rear Porch

3'10" x 7'0" (1.19m x 2.14m)

With laminate floor, UPVC double glazed door opening out to the rear garden and door opening into:-

Cloakroom

5'4" x 2'8" (1.63m x 0.83m)

Fully tiled, low level W.C with concealed cistern, floating wash hand basin with chrome mixer tap over and extractor fan.

First Floor

Hatch giving access to the loft with drop down ladder, doors to two bedrooms and bathroom

Bedroom One

13'3" x 9'7" (4.05m x 2.94m)

Built in wardrobe with hanging rail and shelf above, UPVC double glazed window to the front, radiator and further built in storage cupboard with hanging rail and shelf above.

Bedroom Two

9'11" x 9'9" min / 12'2" max (3.03m x 2.99m min / 3.71m max)

UPVC double glazed window to the rear and radiator.

Bathroom

6'8" x 6'0" (2.04m x 1.83m)

4-piece white suite comprising; panel bath with chrome mixer tap over, shower unit with mains fed 'Drench Head' shower over and hand held shower attachment, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C, fully tiled to the walls, chrome ladder style heated towel rail, UPVC double glazed obscure window to the rear and extractor fan.

Rear Garden

Mainly laid to lawn, bound on all sides with timber fencing, a pedestrian gate

gives side access to the front of the property, timber shed and bin store, and timber gate giving access to the driveway with parking for two vehicles.

Parking

Tarmacadam driveway provides off road parking for two vehicles.

Additional Information

Services: Gas, Water, Electricity and Drainage are connected to the property.

Council Tax: Stratford on Avon District Council - Band D (www.stratford.gov.uk).

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

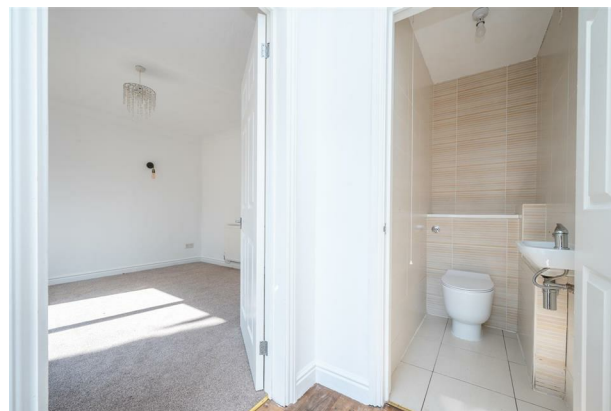
For more information visit:
<https://checker.ofcom.org.uk/>

Viewing: Strictly by prior appointment through John Earle on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

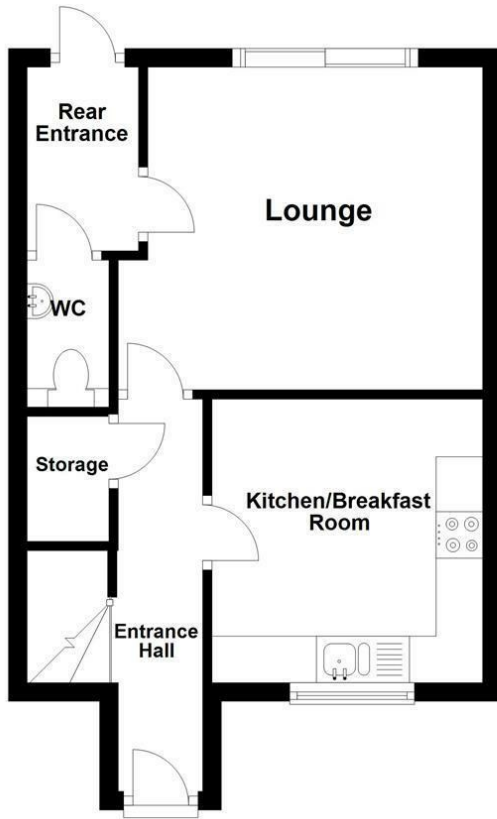
A holding deposit, equivalent to 1 weeks rent will be required upon application.

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



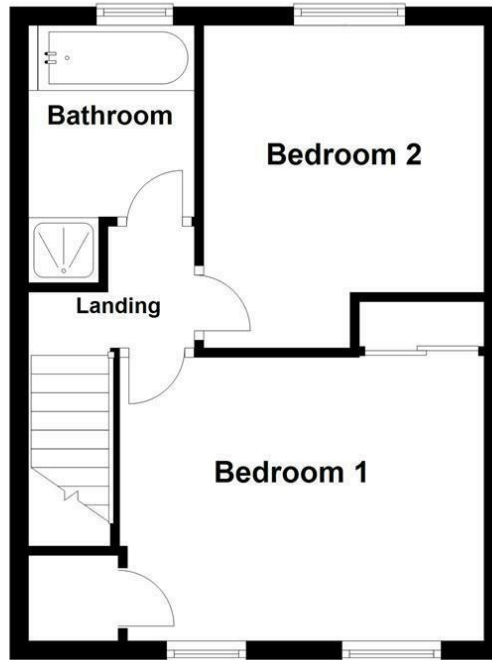
Ground Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.2 sq. feet)



Total area: approx. 65.3 sq. metres (702.7 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			87
(81-91) B			
(69-80) C		73	
(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			87
(81-91) B			
(69-80) C		75	
(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	

