



**EARLES**  
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**2 School House Mews,  
Henley-In-Arden, Warwickshire, B95 5FP**

**£995 Per Month**

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

Located just off the Henley-in-Arden High Street, in a select development, this bright and modern property briefly comprises; two bedrooms, re-fitted bathroom, good-sized lounge and re-fitted kitchen with dining area. The property further benefits from a private west facing rear garden, communal gardens to the front and allocated off-road parking for one car.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational opportunities, a number of pubs and restaurants as well as a doctor's surgery and dentist. It is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City Centre and Stratford-upon-Avon.

Part of an attractive development, this 2-bedroom mews house is beautifully presented with gas-fired central heating and UPVC double glazing throughout. Set within communal landscaped gardens and boasting its own private rear and front garden areas and a car parking space, this property is within a few minutes walk from the historic High Street and Railway Station.

The property is approached either via the communal gardens or the car park serving the development, with one space allocated to number 2. The communal gardens are lawned and landscaped, with mature trees and hedges and there are private gardens for number 2, both to the front and rear of the property.

From Henley-in-Arden High Street, the property is approached off School Road via a wrought iron gate which provides access to the communal gardens. Steps lead up to a paved pathway and to a lawned foregarden which is bordered by a range of flowers and plants. A UPVC double glazed front door, with external lighting, opens into:

#### **Entrance Hall**

6'6" x 3'3" (2m x 1m)

With a radiator, laminate flooring, staircase rising to the first floor and door to:

#### **Lounge**

11'9" x 10'9" (3.6m x 3.3m)

UPVC double glazed window overlooking the delightful communal gardens to the front, under-stairs storage cupboard with power and lighting, radiator and laminate flooring.

#### **Re-Fitted Kitchen With Dining Area**

14'1" x 6'6" (4.3m x 2m)

UPVC double glazed window overlooking the private rear garden and UPVC double glazed door leading out to the garden. Modern fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, built-in "Neff" electric fan assisted oven, inset four-ring gas hob with extractor hood over, space for a larder refrigerator, space and plumbing for an automatic

washing machine, space and plumbing for a dishwasher, space for a dining table and chairs, tiling to splash-backs, extractor fan, radiator and laminate flooring.

#### **First Floor Landing**

Hatch giving access to the loft with a drop down ladder and lighting and houses the "Glow-worm" combination boiler. The loft consists of good storage space and is fully boarded, doors to both bedrooms and the bathroom.

#### **Bedroom One**

10'9" x 8'10" (3.3m x 2.7m)

UPVC double glazed window overlooking the delightful communal gardens to the front, built-in wardrobe with double hanging rail, wall mounted TV aerial and power point, radiator.

#### **Bedroom Two**

8'2" x 6'10" (2.5 x 2.1m)

UPVC double glazed window to the rear and a radiator.

#### **Re-Fitted Bathroom**

9'10" x 5'6" (max) (3m x 1.7m (max))

Obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with chrome mixer tap and mains fed shower over plus glass shower screen, low level W.C, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splash-back areas, chrome ladder-style heated towel rail and slatted doors to a linen cupboard with shelving.

#### **Private West Facing Rear Garden**

A low maintenance paved patio west facing courtyard, ideal for outdoor entertaining, with outdoor cold water tap and external sensed lighting. The garden is bound by timber fencing on two sides and by a brick wall on the remaining side. A timber gate provides pedestrian access to the property's allocated parking space at the rear.

#### **Parking**

The property has one allocated parking space ("C") to rear.

#### **Communal Garden**

Beautifully kept walled communal garden, mainly laid to lawn with a range of mature trees, shrubs, flower beds and seating areas. Timber gate gives access to the rear parking area.

#### **Additional Information**

Services:

All mains services 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/>

Council Tax:

Stratford-on-Avon District Council - Band C

Viewing

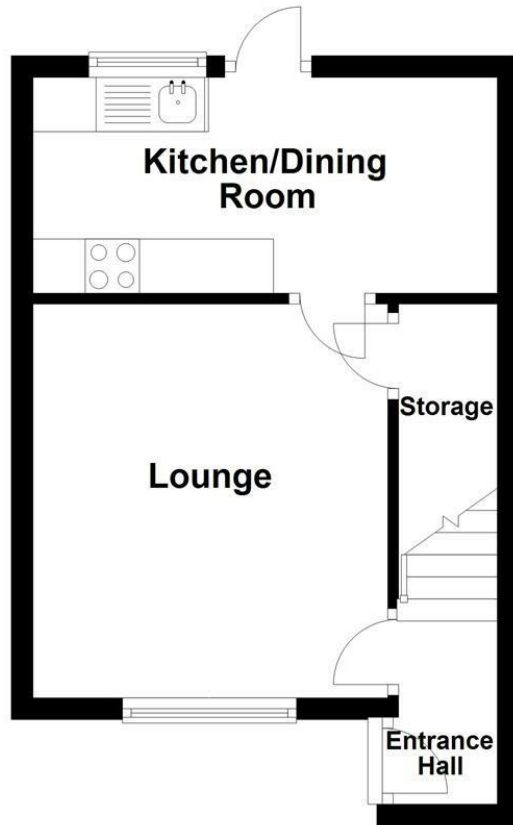
Strictly by appointment only, through John Earle on 01564 794343

A dilapidations deposit equivalent to 5 weeks rent will be applicable – this is displayed individually per property.

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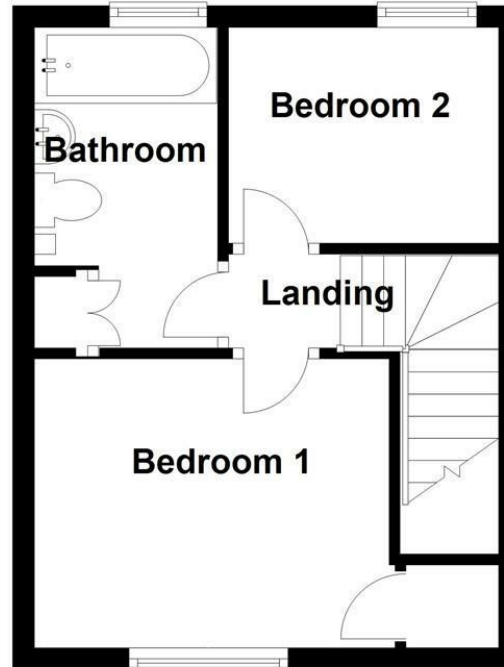
## Ground Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



## First Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



Total area: approx. 49.9 sq. metres (537.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details 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                                 |  |                         | 90        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         | 76        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



