



**EARLES**  
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**28 The Yew Trees  
Henley-In-Arden, B95 5BQ  
Offers In The Region Of £270,000**

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



A well presented two bedroomed mid terraced property, situated in the sought after location of Henley-in-Arden. Tucked away just off the High Street, the property lies within a moments stroll to all amenities and benefits from two car parking spaces. The property briefly comprises; living room, breakfast kitchen, two bedrooms and shower room. Further benefiting from an attractive private rear garden.

The property is being offered for sale with no onward chain.

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.



### **Living Room**

This super reception room has a feature bay window to the front elevation, useful and spacious under-stairs storage cupboard, stairs to the first floor and door through to the kitchen.

### **Modern Fitted Kitchen**

A bright and modern fitted kitchen with window to the rear giving lovely views over the rear garden. With space and plumbing for an automatic washing machine and fridge freezer. Built in oven, inset 4-ring hob with extractor hood over, inset sink unit with chrome mixer tap over, tiling to splash backs, space for a breakfast table and door opening out to the rear garden.

### **First Floor**

With useful linen store.

### **Bedroom One**

Situated at the front of the property with views over the courtyard.

### **Re-Fitted Shower Room**

A beautifully re-fitted shower room comprising; large shower cubicle, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C, obscure glazed window, extractor fan and tiling to the walls.

### **Bedroom Two**

Good size single bedroom with views over the rear garden.

### **Rear Garden**

A pretty rear garden, mainly laid to lawn with paved patio area and a range of mature plants, trees, shrubs and bushes.

### **Parking**

Benefitting from two parking spaces, one of which right outside the property and the other in the Yew Trees communal car parking area, also offering visitor parking.

### **Additional Information**

Services:

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

Council Tax:  
Stratford-on-Avon District Council - C

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/>.

Tenure:  
The property is Leasehold.  
With a term of 999 years from 16 November 1995. The Service charges is approximately £116.85 pcm and covers regular window cleaning, buildings insurance, ground rent (peppercorn), maintenance to communal areas as well as maintenance and repairs to the outside of the property. The Yew Trees development is managed by Kingsdale Land Limited. Vacant possession will be given upon completion of the sale.

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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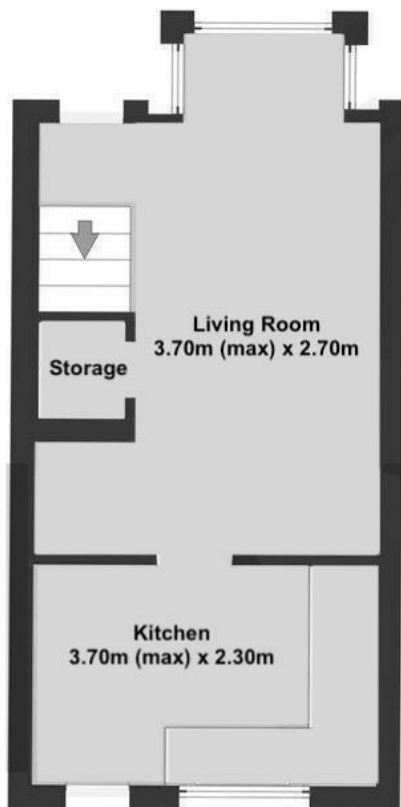




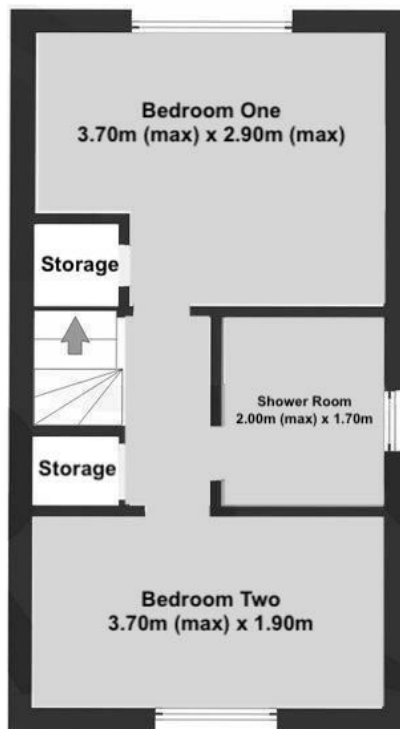




### GROUND FLOOR



### FIRST FLOOR



**Internal Floor Area: 57 sqm (613.5 sq. ft.)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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			84
(81-91) B			
(69-80) C			
(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	

