



**EARLES**  
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**2 Tudor Court,  
School Road,  
Henley-in-Arden,  
Warwickshire,  
B95 5AP**

**Offers In The Region Of £570,000**

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**Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc).**

**Rarely available, exceptional value &, well cared for three storey Townhouse quietly situated just behind the High Street. Gated courtyard & parking for two cars plus garage. Three bedrooms, one with en-suite. Ground floor dining kitchen & first floor sitting room. Full bathroom. Patio garden overlooking landscaped communal garden.**



Electric gates open into secure forecourt with 2 parking spaces (one in front of the garage) Half glazed door opens into,

### **Reception Hall**

With Oak flooring extending into the dining kitchen. Cloaks cupboard. Direct flight staircase. Door into the garage:-

### **WC**

Tiled floor. WC & Wash basin. Downlights & extractor.

### **Dining Kitchen**

49'6" x 33'5" (15.1m x 10.2m)

Re-fitted with Shaker style units in creme. Providing base cupboards below solid wood Butchers block worktops. White acrylic sink & drainer with mixer tap & concealed lighting above. Neff halogen hob with matching oven below. Stainless steel & glass cooker hood. Slimline integrated dishwasher & washer/ dryer. Range of wall cupboards one of which houses the Worcester boiler. Coving & downlight.

The room provides ample space for a good sized dining table & chairs. Double french door & side windows overlook the patio & communal garden beyond.

### **Sitting Room**

49'6" x 33'1" (15.1m x 10.10m)

Wide picture window with a delightful outlook. Fire surround with marble back & hearth. TV point, coving & downlights.

### **Bathroom**

28'2" x 23'3" (8.6m x 7.10m)

Tiled floor & half tiled walls. White suite comprising bath, separate shower cubicle. Wash basin & WC. Downlights & extractor.

### **Bedroom One / Study**

28'2" x 30'2" (8.6m x 9.2m)

### **Bedroom Two**

39'4" x 36'1" (12m x 11m)

Double fitted wardrobe.

### **Bedroom Three**

49'6" x 33'1" (15.1m x 10.10m)

Lovely outlook towards the distant hills. Two double fitted wardrobes. Door into,

### **En-Suite**

26'10" x 19'4" (8.2m x 5.9m)

Also with a tiled floor & half tiled walls. Double size shower cubicle with glass entry door. WC & wash basin. Ladder style radiator. Bevel edged mirror, coving & extractor.

### **Garage**

27'10" x 59'4" (8.5m x 18.1m )

With electric door. Power & lighting.

### **Garden**

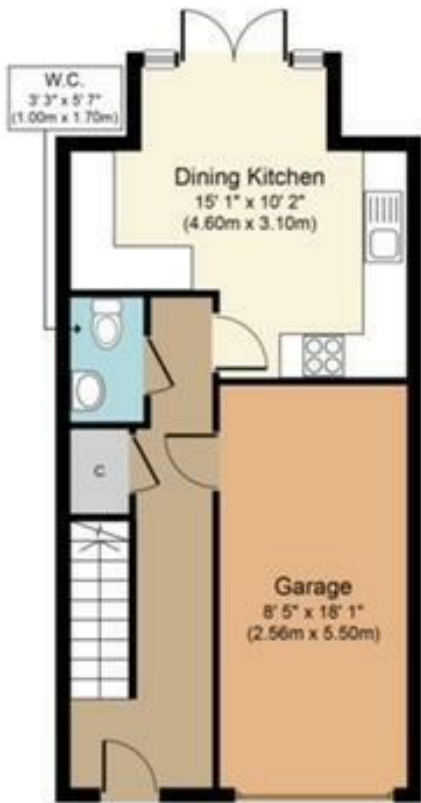
Paved with shrub borders. Gate open into,

### **Communal Garden**

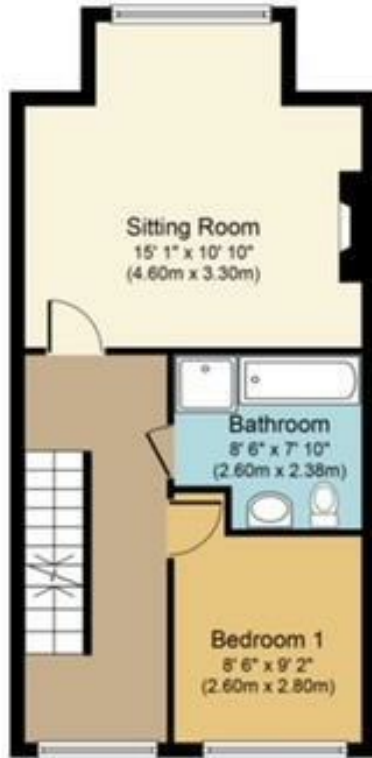
With lawn, footpaths & seating. Gated side access.







Ground Floor  
Approximate Floor Area  
462 sq. ft.  
(42.9 sq.m.)



First Floor  
Approximate Floor Area  
462 sq. ft.  
(42.9 sq.m.)



Second Floor  
Approximate Floor Area  
462 sq. ft.  
(42.9 sq.m.)

Approx. Gross Internal Floor area 1,386 sq.ft. (128.8 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			
(82 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

