



**9 Cherry Orchard  
Henley-In-Arden, Warwickshire B95 5JW  
Offers In The Region Of £325,000**

An excellent opportunity to acquire a three bedroomed semi-detached property situated in the sought after location of Henley-in-Arden. The property offers superb potential for improvement or extension (STPP) and benefits from two reception rooms, three good sized bedrooms, low maintenance south facing patio garden to the rear and lawned garden to the side, detached garage and large driveway providing ample off road parking. Further benefiting from easy access to the High Street via Rose Avenue or the Railway Station via Station Road.

The property is being sold with no upper chain.

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.



Set back from the road behind a lawned side and foregarden with a range of flower borders housing a range of plants, shrubs, flowers and bushes. A paved driveway to the side provides parking for multiple vehicles and gives access to the garage. A timber picket gate with paved footpath leads to the front of the property. Beneath a canopy porch, a timber glazed front door opens into:-

### Entrance Hall

With staircase rising to the first floor and doors to two reception rooms.

### Lounge

16'3" x 10'2" min / 11'0" max (4.96m x 3.10m min / 3.36m max)

Dual aspect with UPVC double glazed windows to the front and rear, radiator, tiled fireplace with space for an electric fire.

### Dining Room

9'10" max / 8'7" min x 16'1" (3.00m max / 2.62m min x 4.92m )

Dual aspect with UPVC double glazed windows to the front and side, radiator, door opening into under-stairs storage cupboard with fitted shelving and lighting.

### Kitchen

15'1" x 4'9" min / 5'4" max (4.6m x 1.45m min / 1.65m max)

A range of wall, base and drawer units with square edged work surfaces over, inset stainless steel sink unit with chrome mixer tap, tiling to splash backs, space and plumbing for an automatic washing machine, space for a freestanding fridge/freezer, radiator, UPVC double glazed window to the rear, UPVC double glazed obscure window to the side and timber obscure glazed door opening out to the rear garden.

### First Floor

With hatch giving access to the loft, UPVC double glazed window to the rear, doors to three bedrooms, bathroom and W.C.

### Bedroom One

16'3" x 10'0" (4.97m x 3.06m)

UPVC double glazed window to the side, radiator, wall cupboard housing the wall mounted 'Worcester' combination boiler.

### Bedroom Two

14'0" max / 13'7" min x 8'3" (4.28m max / 4.15 min x 2.54m)

With UPVC double glazed window to the front and radiator.

### Bedroom Three

8'4" x 7'8" (2.55m x 2.36m )

UPVC double glazed window to the rear and radiator.

### Shower Room

9'5" x 4'8" (2.88m x 1.44m)

Walk in shower with electric 'Triton' shower over with central drain and curtain rail over, pedestal wash hand basin, tiling to splash backs, extractor fan and UPVC double glazed obscure window to the rear.

### W.C

4'9" x 2'7" (1.46m x 0.80m )

With low level W.C, tiling to splash backs, UPVC double glazed obscure window to the side.

### South Facing Rear Garden

Low maintenance south facing rear garden comprising paved patio, large timber shed, wrought iron gate giving access to Rose Avenue. Patio continues to the side of the property where there is a greenhouse, detached garage, large driveway and lawned garden which wraps around the front of the property.

### Garage

Detached garage with metal up and over door.

### Additional Information

Services:

Mains electricity, gas, water and drainage 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/>.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

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

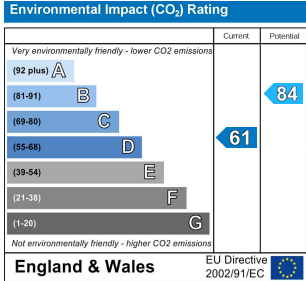
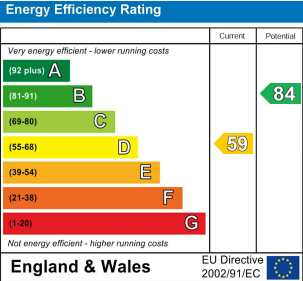
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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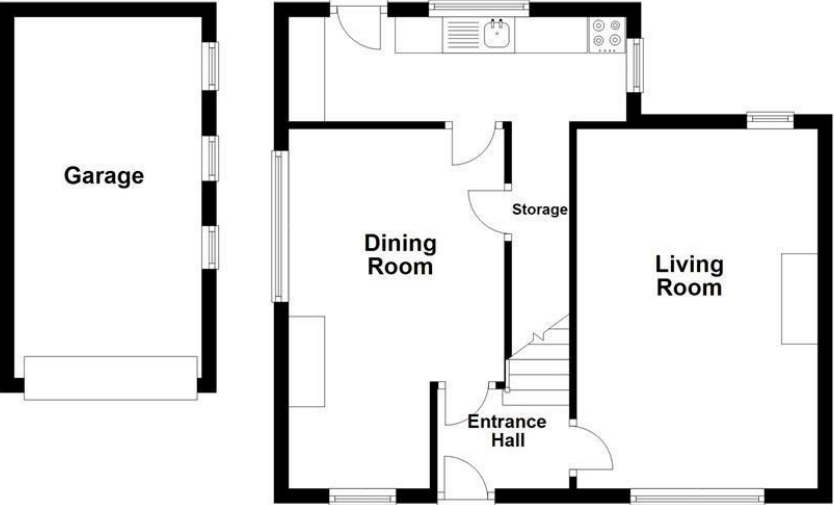






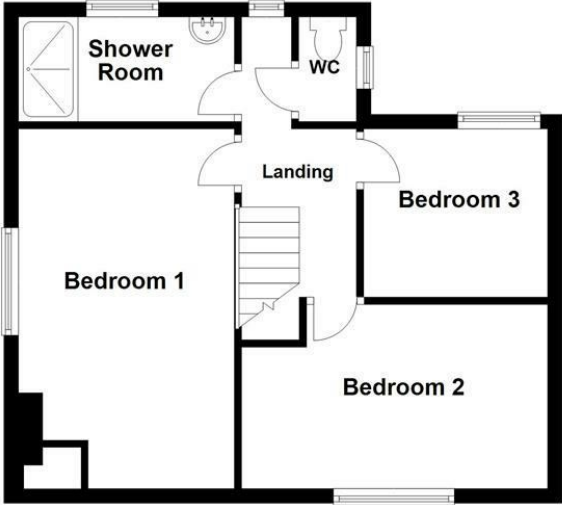
**Ground Floor**

Approx. 56.2 sq. metres (604.8 sq. feet)



**First Floor**

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 100.0 sq. metres (1075.9 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.