



**11 St. Johns Close,
Henley-In-Arden, Warwickshire, B95 5JB
Offers In Excess Of £350,000**

A well presented three bedroomed mid terraced property situated on a quiet cul-de-sac in the sought after location of Henley-in-Arden. The property lies within close proximity to the High Street, via a shortcut through School Road (next to 'Henley Ice Cream') and just a few minutes walk to the Railway Station via Brook End Drive. Briefly comprising; Entrance hall with built in cloaks storage, dining room, living room, modern kitchen, three bedrooms and family bathroom. Further benefiting from a well presented, low maintenance rear garden and driveway off road parking.

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 gravelled driveway which provides parking for two vehicles. A UPVC front door opens into:-

Entrance Hall

With fitted cloaks cupboards with hanging rails, shelving, and storage cupboards over. Door opening into:-

Dining Room

Large UPVC double glazed window to the front, radiator, staircase rising to the first floor, door to under-stairs storage cupboard, wooden flooring and an arched opening leads into:-

Living Room

With UPVC double glazed sliding patio door opening out to the rear garden, feature fireplace with inset electric fire and radiator.

Kitchen

With laminate flooring, UPVC double glazed door to the back garden and matching windows to the rear. A range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap. Built in 'eye level' oven and microwave. Inset 5-ring gas hob with chrome extractor hood over, tiling to splash backs, space for a fridge freezer, space and plumbing for an automatic washing machine and tumble dryer, space and plumbing for a dishwasher.

First Floor

Hatch giving access to the loft and doors to three bedrooms and bathroom.

Bedroom One

With UPVC double glazed window overlooking the rear garden and roof tops beyond, radiator.

Bedroom Two

With UPVC double glazed window overlooking the rear garden and roof tops beyond, radiator.

Bedroom Three

With UPVC double glazed window to the front and radiator.

Bathroom

Three piece suite comprising panelled bath with chrome mixer tap, electric 'Mira Sport' shower and glazed shower screen over, low level W.C, pedestal wash hand basin with chrome mixer tap over, tiling to splash backs, chrome ladder style heated towel rail and UPVC double glazed window to the front.

Rear Garden

Well presented, low maintenance rear garden, mainly laid to decking with raised decked area with timber balustrade and steps leading down to a further decked area, lawned garden and brick built store. A timber gate provides rear access to the front of the property.

Additional Information

Services:

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

Broadband:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and highest available upload speed of 220 Mbps. For more information, please visit:
<https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' for all providers and the indoor availability being rated 'Limited'. For more information, please visit:
<https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in 'Flood Zone 1 (Low Probability)'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

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.

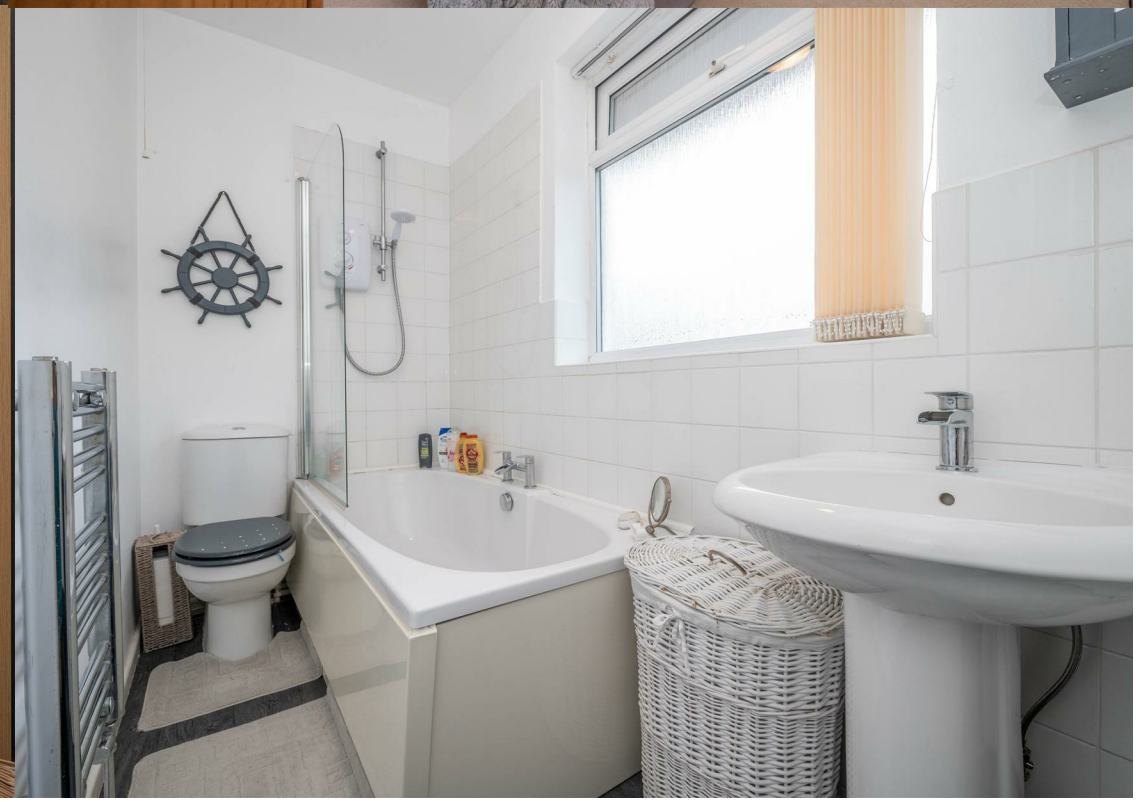
Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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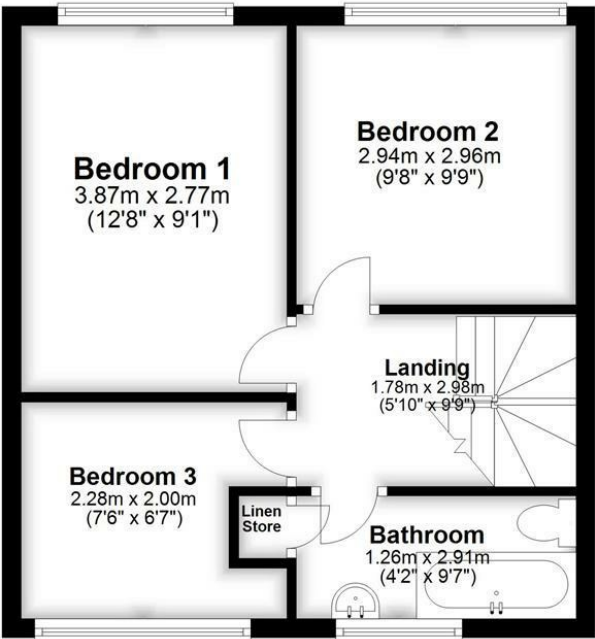
Ground Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 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			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		64	(92 plus) A		83
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

