



**8 The Croft,  
Henley-In-Arden, Warwickshire, B95 5DY**

**£1,375 Per Month**

*An end of terrace town house spread over three floors with a garage and off-road parking for two cars. The property briefly comprises; three bedrooms, two bathrooms, lounge/dining room, fitted kitchen and south-facing rear courtyard garden.*

*Situated in a cul-de-sac, just off Henley-in-Arden High Street, the Croft is a small residential development and is accessed via a private road and enjoys a quiet location.*

*Henley-in-Arden provides both primary and secondary schools; a range of shopping and recreational opportunities; and a number of pubs and restaurants. The property is also within walking distance of the railway station which has links to Stratford-upon-Avon and Birmingham City Centre.*

Situated behind a block paved driveway providing tandem parking for two vehicles. A timber front door opens into

### **Entrance Hall**

Obscure UPVC double glazed window to the side, inset coir mat, a radiator and staircase rising to the first floor. Door to:

### **Kitchen**

8'4" x 7'10" (2.56m x 2.39m)

UPVC double glazed window to the front, a range of wall, drawer and base units with roll top work surface over, inset stainless steel 1.25 sink unit with chrome mixer tap over, built-in eye-level electric oven and grill, inset 4-ring gas burning hob with extractor hood over, integrated wine rack, under-counter fridge, "Beko" slimline dishwasher, "Bosch" automatic washing machine, tiling to splashbacks, a radiator and tiled flooring.

### **Lounge/Dining Room**

23'4" (max) x 11'9" (max)/19'11" (min) x 8'6" (min) (7.12m (max) x 3.6m (max)/6.09m (min) x 2.6m (min))

UPVC double glazed window to the rear, feature fireplace with inset electric fire, built-in under stairs storage cupboard, UPVC double glazed patio doors leading out to the rear garden and two radiators.

### **First Floor Landing**

Obscure UPVC window to the side, airing cupboard housing the hot water tank and shelving, a radiator and doors to two bedrooms and bathroom.

### **Bedroom Two (Rear)**

11'11" (max) x 10'1"/10'5" (min) x 10'1" (3.65m (max) x 3.09m/3.18m (min) x 3.09m)

Two UPVC double glazed windows overlooking the rear

garden, built-in wardrobes with hanging rail and shelving, and two radiators.

### **Bedroom Three (Front)**

11'10" x 8'0" (3.63m x 2.46m)

Two UPVC double glazed windows to the front and two radiators.

### **Bathroom**

8'9" x 5'1" (2.69m x 1.55m)

3-piece suite comprising; corner bath unit with chrome mixer tap and 'telephone' shower attachment over, low level W.C and pedestal wash hand basin. Tiling to splashback areas, towel rail, extractor fan, shaving point and a radiator.

### **Second Floor Landing**

UPVC double glazed window to the side.

### **Bedroom One**

11'11" (max) x 10'10"/8'1" (min) x 10'10" (3.64m (max) x 3.32m/2.47m (min) x 3.32m)

Two UPVC double glazed windows to the front, deep wall cupboard housing the "Glow-worm" boiler and two radiators. Door through to:

### **Dressing Area**

9'4" x 3'1" to wardrobe fronts (2.86m x 0.96m to wardrobe fronts)

UPVC double glazed window to the rear, built-in wardrobes with hanging rail and shelving. An opening leads through to:

### **En-Suite**

6'7" (max) x 6'6" (2.03m (max) x 1.99m)

UPVC double glazed window to the rear, 3-piece suite comprising; quadrant shower cubicle with mains fed shower over, low level W.C and pedestal wash hand basin. Tiling to

splashbacks, towel rail, extractor fan, shaving point and a radiator.

### **South-Facing Rear Courtyard Garden**

Mainly laid to gravel with paved patio area which is ideal for outdoor entertaining. Bound by timber fencing on three sides and with borders of matures plants, shrubs and trees. There is also a timber shed providing extra storage space.

### **Garage**

With power and lighting.

### **Additional Information**

Services:

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

Council Tax:

Stratford-on-Avon District Council - Band E

Viewing:

Strictly by appointment only, through John Earle (01564 794 343).

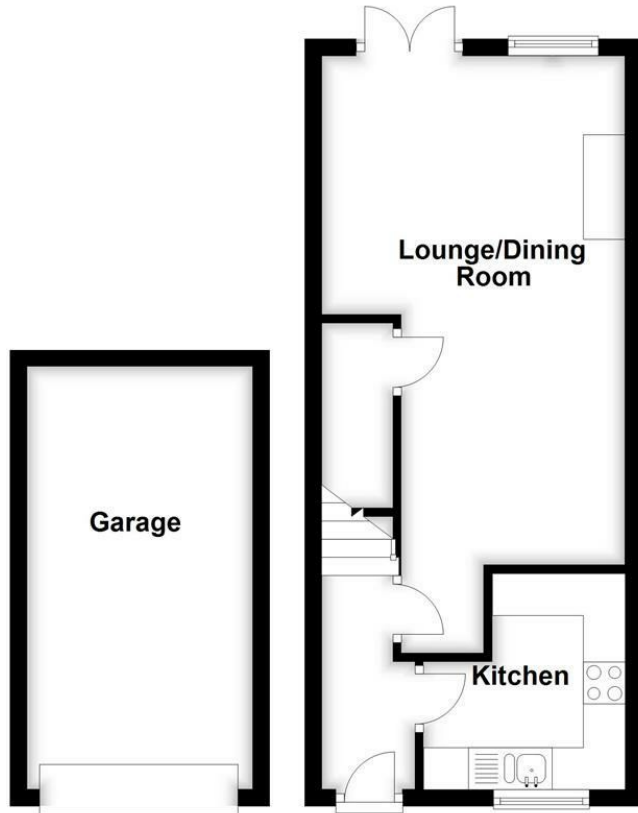
A holding deposit, equivalent to 1 week's rent will be required upon application.

A dilapidations deposit is applicable, equivalent to 5 weeks rent. This will be registered with the TDS (www.tds.gb)

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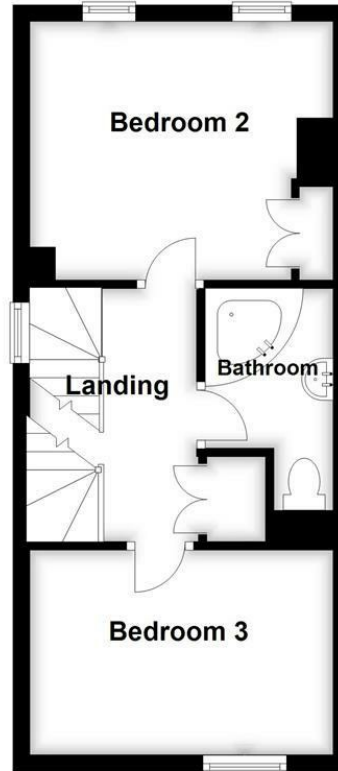
## Ground Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



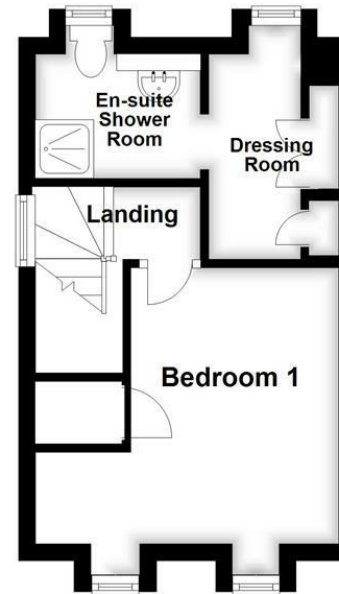
## First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



## Second Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	80
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			
(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	



