



**EARLES**  
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**112. High Street**  
**Henley-In-Arden, Warwickshire, B95 5BS**  
**Offers In Excess Of £325,000**



An Immaculately presented, charming two bed roomed cottage situated in a prime position in the heart of Henley-In-Arden. The property benefits from off road parking to the rear and briefly comprises; living room, breakfast kitchen, two bedrooms, shower room and loft room, currently used as a study. The property further benefits from an attractive and private low maintenance, West Facing courtyard garden, and the property is being offered for sale with no upward chain.

The popular and picturesque former market town of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants (including the highly commended 'The Mount by Glynn Purnell'), dental practice 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 railway station offering regular direct trains to Birmingham City Centre and Stratford-upon-Avon.



From the High Street, a composite front door opens into:-

### **Living Room**

Feature UPVC double glazed bay window to the front, electric panel radiator, UPVC double glazed window to the rear, feature open tread staircase rising to the first floor, exposed timber beams, and door opening into:-

### **Breakfast Kitchen**

A range of wall, base and drawer units with solid wood work surfaces and matching up-stands over, inset Belfast sink unit with inset drainer to worktop and mixer tap over, built in 'Beko' oven, inset 4-ring 'Beko' electric hob with chrome chimney style extractor hood over, integrated 'Beko' dishwasher, integrated fridge/freezer, and integrated 'Hotpoint 7kg' automatic washing machine, UPVC double glazed French doors open out to the rear courtyard garden, space for a dining table and chairs, UPVC double glazed window and door to the side, feature exposed timber beams, tiled flooring, and electric panel radiator.

### **First Floor**

Spilt levelled landing with UPVC obscure double-glazed window to the rear and doors to two bedrooms and shower room.

### **Bedroom One**

With UPVC double glazed window to the front, giving views over the high street and the church beyond, electric panel radiator, and staircase rising to:-

### **Study/Dressing Room**

With double glazed Velux window to the rear, electric panel radiator and airing cupboard housing the hot water tank.

### **Bedroom Two**

Dual aspect with UPVC double glazed windows to the side and rear, electric panel radiator and built in storage cupboard.

### **Shower Room**

Large walk-in shower unit with glazed sliding doors and

electric 'Triton T80' shower over, low level W.C. Vanity unit with inset wash hand basin with chrome mixer tap over, chrome ladder style heated towel rail, UPVC double glazed window to the rear, tiling to splash backs and tiled flooring.

### **West Facing Rear Garden**

A delightful low maintenance, private courtyard garden, mainly laid to patio, bound on all sides with timber fencing and pedestrian gate giving access to the parking area behind.

### **Parking**

Space for one vehicle at the rear, with further parking available via residents permit, to the Croft Car Park or High Street.

### **Additional Information**

Services:

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

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE and Three being rated 'Good outdoor', O2 being 'Good outdoor and in-home' and Vodafone being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:

This location is in a low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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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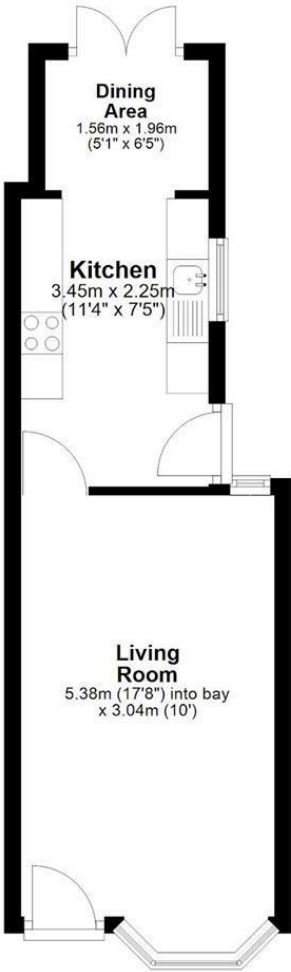






Ground Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



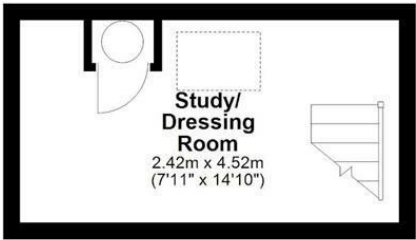
First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Second Floor

Approx. 10.9 sq. metres (117.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90	(92 plus) A		
(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	24		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

