



**The Yew Trees ,**  
Henley-in-Arden, B95 5BQ

Jeremy  
McGinn & Co 



## Guide Price £250,000



The Yew Trees comprises a popular development situated directly off the High Street in historic Henley in Arden and is therefore ideally located for easy access to all local amenities whilst being quietly located with 2 allocated parking spaces.

The property itself comprises a modern mews house offering double glazed accommodation with electric heating being ideal for first time buyers or down-sizers wishing to live in one of the region's property hot spots - Vestibule Hall, Fitted Kitchen with integrated oven, hob & extractor, Living/Dining Room, Landing with airing cupboard, 2 Bedrooms & Bathroom.

There is gated side access leading to a terraced rear garden with pleasant westerly aspect.







**Tax Band: C**

**Council: Stratford upon Avon District Council**

**Tenure: Leasehold**

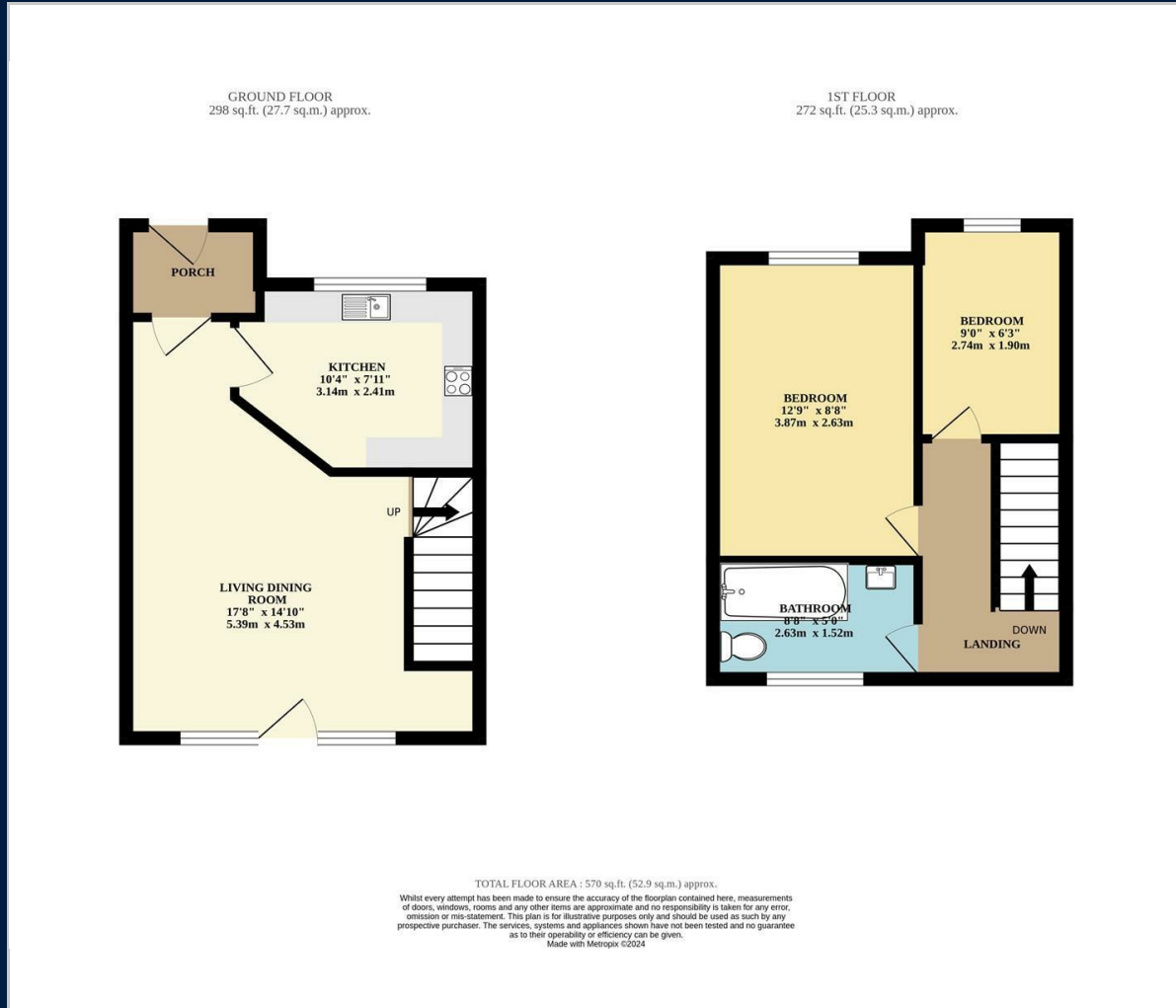
Henley in Arden has a range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is also a wide range of shopping and recreational facilities in nearby Stratford upon Avon, Solihull and Warwick.

There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation. Clover Bank House has excellent communications being well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away and Warwick Parkway Station 7 miles.

Henley 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles) (distances and times approximate).



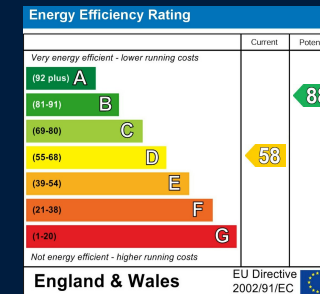
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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