



Rose Avenue, Henley-In-Arden

Guide Price £400,000





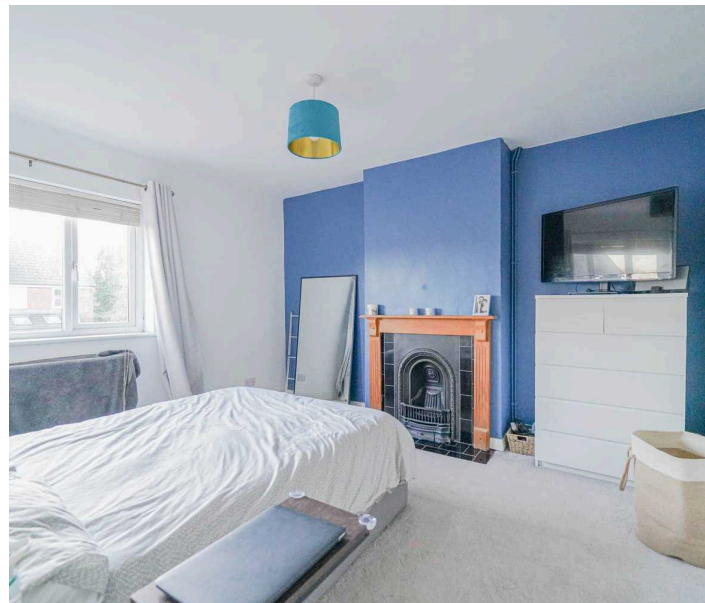
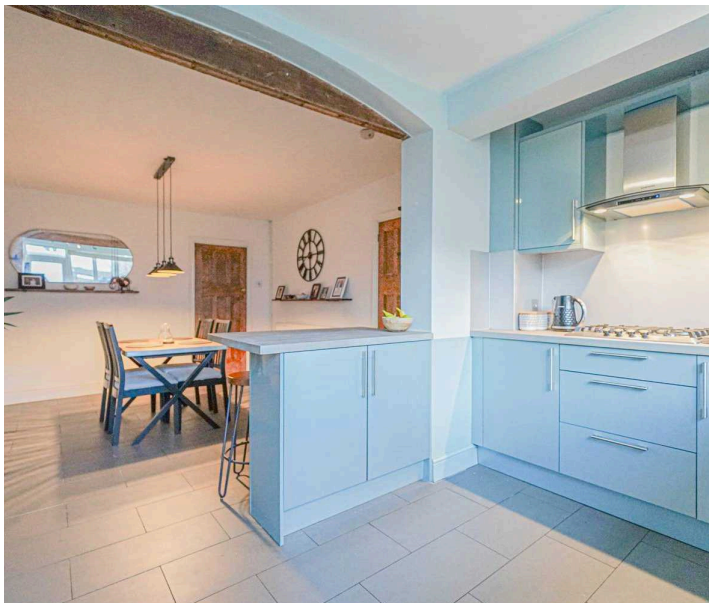
PROPERTY OVERVIEW

Situated in the heart of the picturesque village of Henley-In-Arden, this characterful three-bedroom mid-terrace property offers a charming and comfortable living space. The property boasts a tastefully extended open plan kitchen diner which has been thoughtfully modernised to provide a stylish and functional area for dining and entertaining.

Upon entering the property, residents are greeted by a front reception room featuring a bay window that allows natural light to flood the room, and a period fireplace adding a touch of charm and character. This space is ideal for relaxing or entertaining guests.

The first floor of the property accommodates two generously sized double bedrooms, providing ample space for residents to unwind in comfort. Additionally, there is a single bedroom which could also function as a study, making it a versatile space to suit individual needs. An additional loft room offers further potential for use as a bedroom, playroom, or home office.

All bedrooms are conveniently serviced by a modern family bathroom, perfect for unwinding after a long day, as well as an additional downstairs WC for added convenience.





Outside, to the rear of the property, residents will find a recently landscaped, south-facing garden which can be accessed from the kitchen diner or via a side passageway. This private outdoor space provides a tranquil retreat to enjoy the outdoors.

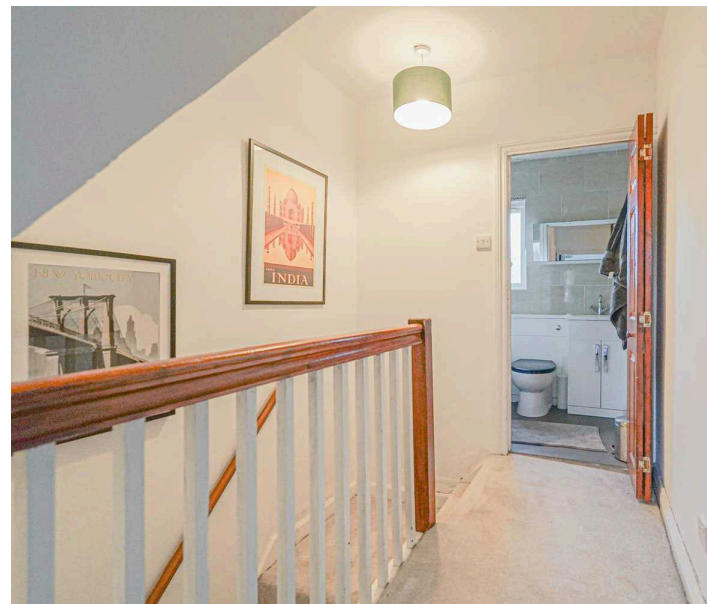
With its convenient location in the heart of Henley-in-Arden village, residents have easy access to local amenities, shops, and transport links, making it an ideal location for those seeking a village lifestyle with the convenience of modern amenities. This property presents an excellent opportunity to own a character-filled home in a sought-after location.

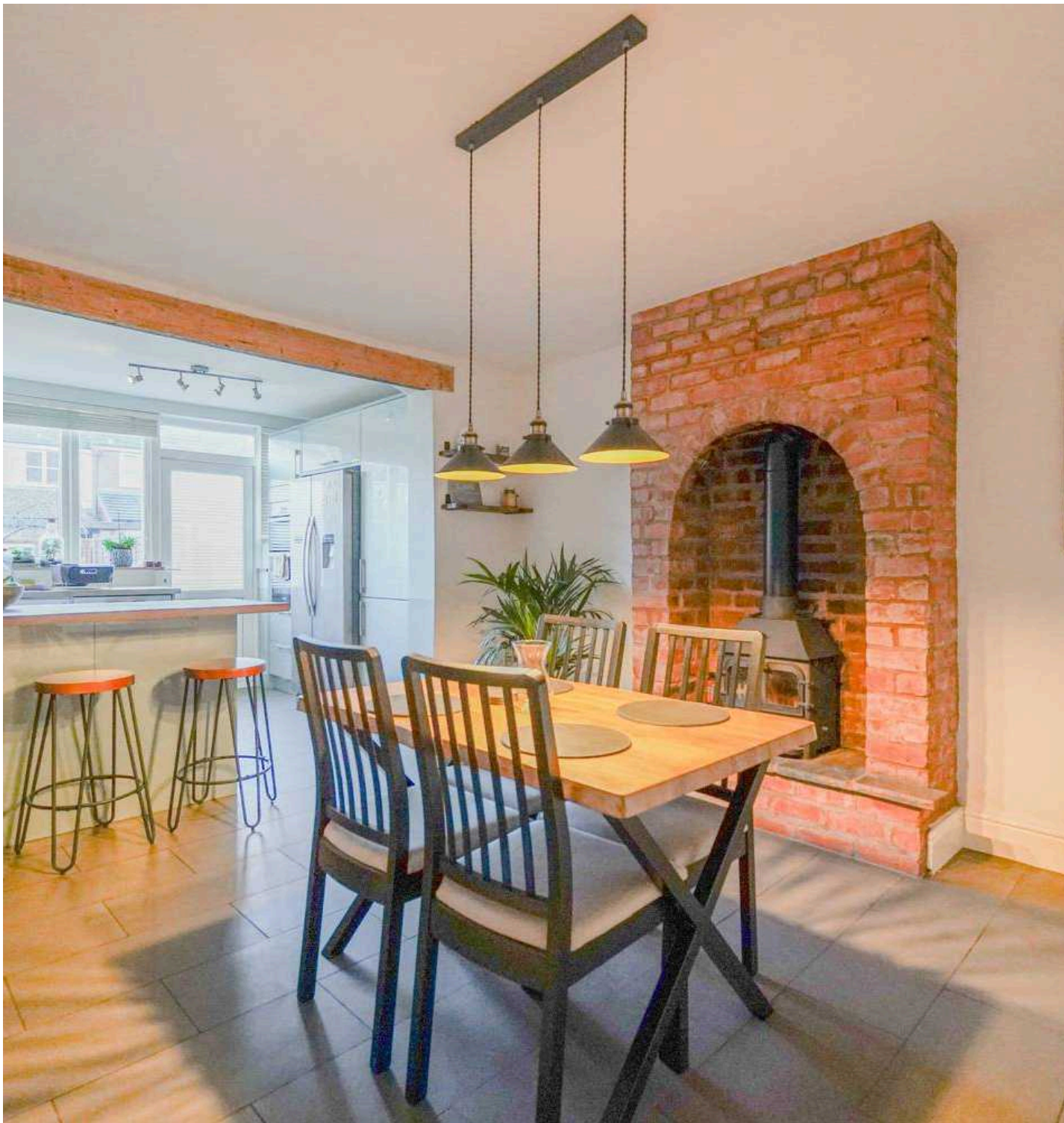
PROPERTY LOCATION

Located in the delightful village of Henley-in-Arden the property is less than a mile from the High Street which offers a wide choice of local shops, Inns, restaurants, train station and doctors surgery. Warwick Parkway Train Station is less than 8 miles away which provides a direct route to London, Marylebone. For more extensive social, cultural and retail amenities the ever popular riverside town of Stratford-upon-Avon is only 6 miles away and Solihull town centre is approximately 10 miles away. The centre of Birmingham is approximately 22 miles. This property is ideally situated for anyone who may need to commute between Birmingham or London and has easy access onto the M40 motorway providing transport links across the motorway and road network. Birmingham Airport is 15 miles away and has both domestic and international air travel. The area has a wealth of wonderful schools in both the private and public sectors and all within easy reach of this property.

Council Tax band: B

Tenure: Freehold





- Character Three Bedroom Mid Terrace Property With Additional Loft Room
- Extended Open Plan Kitchen Diner Which Has Been Modernised
- Front Reception Room Featuring A Bay Window & Period Fireplace
- Two Good Size Double Bedrooms, One Single Bedroom / Study And An Additional Loft Room
- All Bedrooms Are Serviced By A Modern Family Bathroom And An Additional Downstairs W/C
- South Facing, Recently Landscaped Rear Garden With Side Passageway Access
- Located In The Heart Of Henley-In-Arden Village



ENTRANCE HALL

WC

LOUNGE

13' 9" x 12' 6" (4.20m x 3.82m)

KITCHEN DINER

21' 11" x 12' 6" (6.69m x 3.82m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 11" x 11' 9" (3.93m x 3.58m)

BEDROOM TWO

12' 2" x 9' 10" (3.72m x 2.99m)

BEDROOM THREE

10' 7" x 5' 11" (3.23m x 1.81m)

BATHROOM

5' 11" x 4' 8" (1.80m x 1.41m)

SECOND FLOOR

LOFT ROOM

16' 11" x 12' 9" (5.15m x 3.88m)

EAVES STORAGE

TOTAL SQUARE FOOTAGE

109.5 sq.m (1179 sq.ft) approx.

OUTSIDE THE PROPERTY

ON STREET PERMIT PARKING

LANDSCAPED REAR GARDEN



ITEMS INCLUDED IN THE SALE

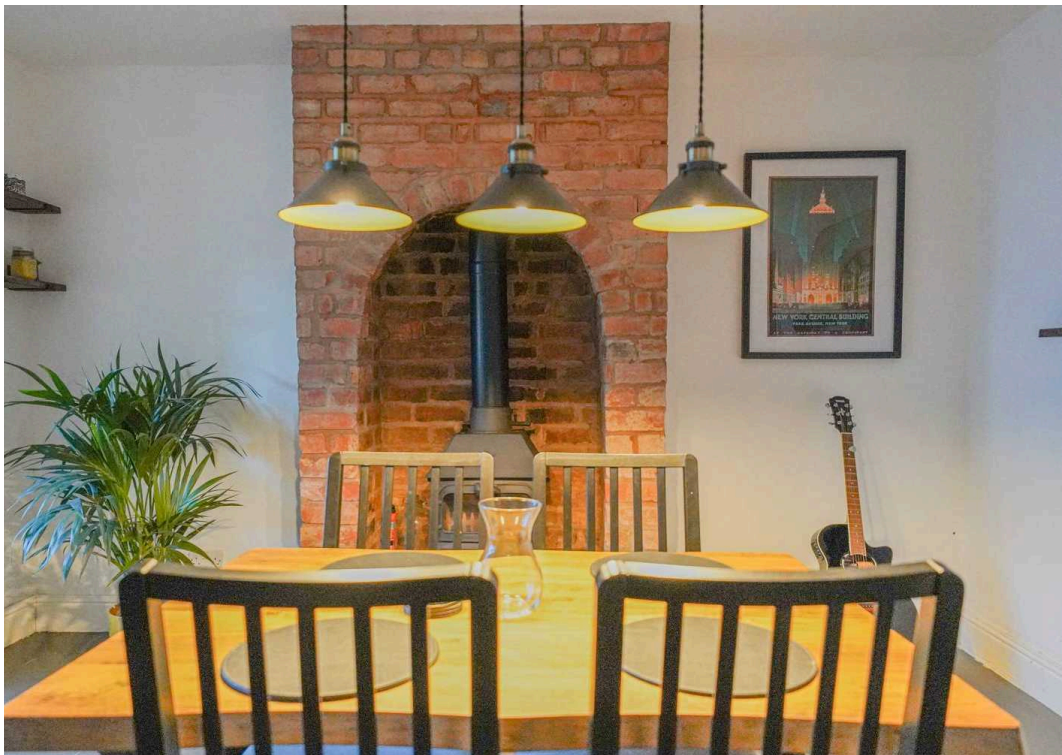
Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

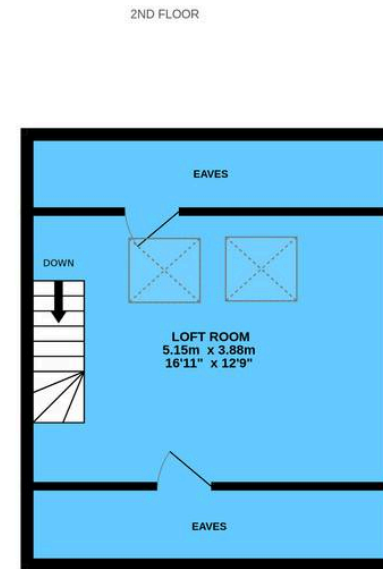
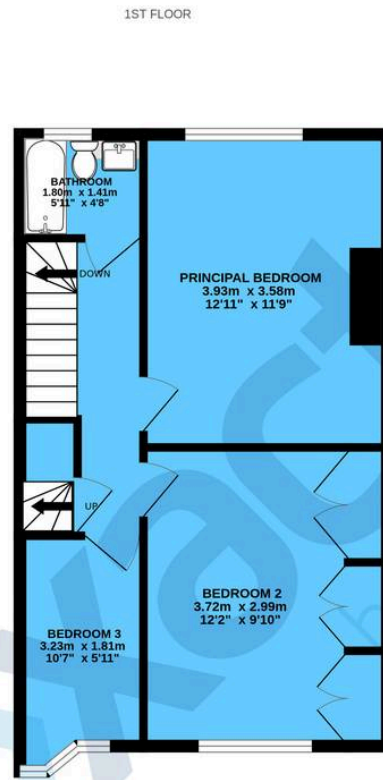
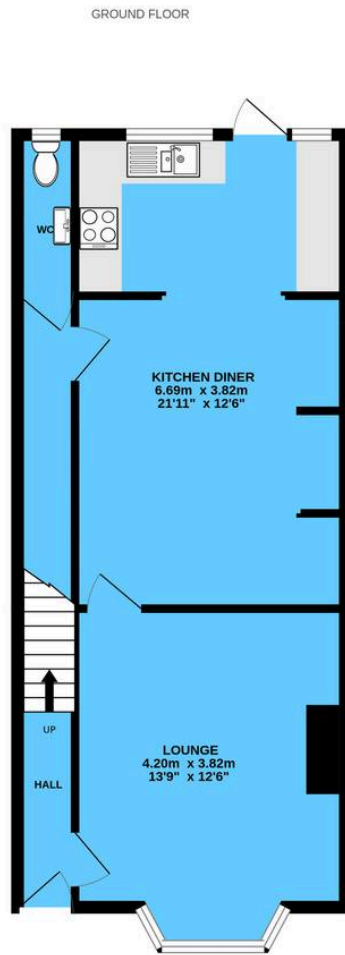
ADDITIONAL INFORMATION

Services - mains water (with water meter), sewers and electricity. Central heating - gas. Broadband - FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





TOTAL FLOOR AREA : 109.5 sq.m. (1179 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Xact Homes

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