EARLES
TRUSTED SINCE 1935

36 Brook End Drive,
Henley-In-Arden, Warwickshire, B95 5JD
Offers In The Region Of £349,950

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A brilliant opportunity to acquire a three bedroomed mid terraced property in the popular road of Brook End Drive, Henley-in-Arden. The property offers fantastic scope for-modernisation and development (subject to planning permission). Briefly comprising; Entrance hall, dining room, lounge, kitchen, three bedrooms and bathroom. Further benefiting from a lawned rear garden and potential for parking to the rear.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist 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 local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.

Set back from the road behind a lawned foregarden with a range of mature bushes, shrubs and trees. A paved footpath leads to the front door which opens into:-

Entrance Hall
5'10" x 3'3" to cupboard fronts (1.79m x 1.01m to cupboard fronts)
With two cloaks cupboards and storage above, door opening into:-

Dining Room
10'7" x 12'9" min / 14'0" max (3.24m x 3.91m min / 4.29m max)
Double glazed window to the front, staircase rising to the first floor, louvered doors to under-stairs storage cupboard, radiator and door opening into:-

Lounge
15'3" x 10'10" (4.67m x 3.31m)
With sliding double glazed door to the rear garden, feature fireplace with inset electric fire and timber surround, radiator.

From the dining room, a glazed door opens into:-

Kitchen
14'8" x 7'10" (4.49m x 2.40m)
A range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink unit, tiling to splash backs, space for a freestanding cooker with chrome chimney style extractor hood over and stainless steel splash back, space for a refrigerator, space and plumbing for an automatic washing machine, dishwasher and tumble dryer. A timber double glazed door opens out to the rear garden, and window to the rear. There is also a closed off doorway which could be opened back up, allowing access from the kitchen to the living room.

First Floor
Hatch giving access to the loft and housing the hot water cylinder.

Bedroom One
12'7" x 9'6" (3.85m x 2.90m)
Double glazed window overlooking the rear garden and radiator.

Bedroom Two
9'6" x 9'3" (2.90m x 2.82m)
Double glazed window overlooking the rear garden and radiator.

Bedroom Three
7'4" x 6'11" min / 8'0" to cupboard fronts (2.25m x 2.12m min / 2.44m to cupboard fronts)
Double glazed window to the front, radiator and built in storage cupboard.

Bathroom
9'4" x 4'3" (2.85m x 1.30m)
3-Piece white suite comprising panel bath with chrome mixer tap, 'Triton Madrid 11' electric shower and glass shower screen over, pedestal wash hand basin and low level W.C. Double glazed window to the front, tiling to splash backs and airing cupboard with fitted shelving.

Rear Garden
Mainly laid to lawn with paved patio, mature borders housing a range of plants, bushes and shrubs, and a brick built store. A paved footpath leads to the bottom of the garden and a timber gate provides pedestrian access to the rear. Potential is there to re-instate the back access for parking.

Additional Information
Services:
Mains drainage, electricity, and water are connected to the property.
We are advised mains gas is available and enquiries should be made with regards to getting it reinstated.
The radiators are Economy 7 electric storage heaters.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.
For more information visit: https://checker.ofcom.org.uk/

Tenure:
The property is Freehold. Vacant possession will be given upon completion of the sale.

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.

Viewing:
Strictly by prior appointment with Earles (01564 794 343).

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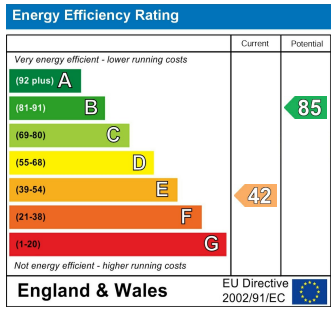

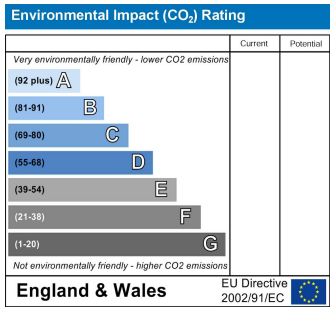

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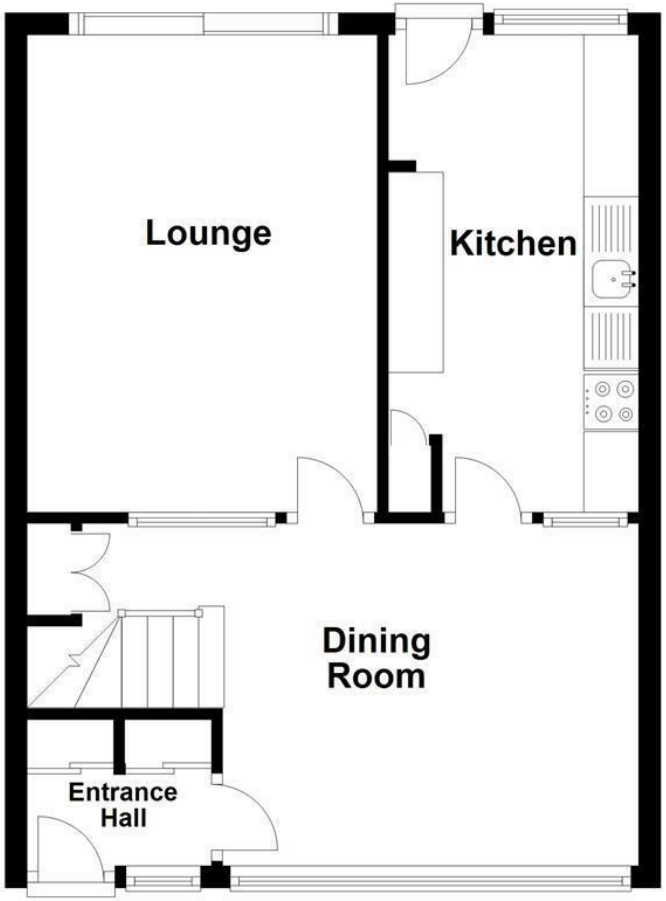
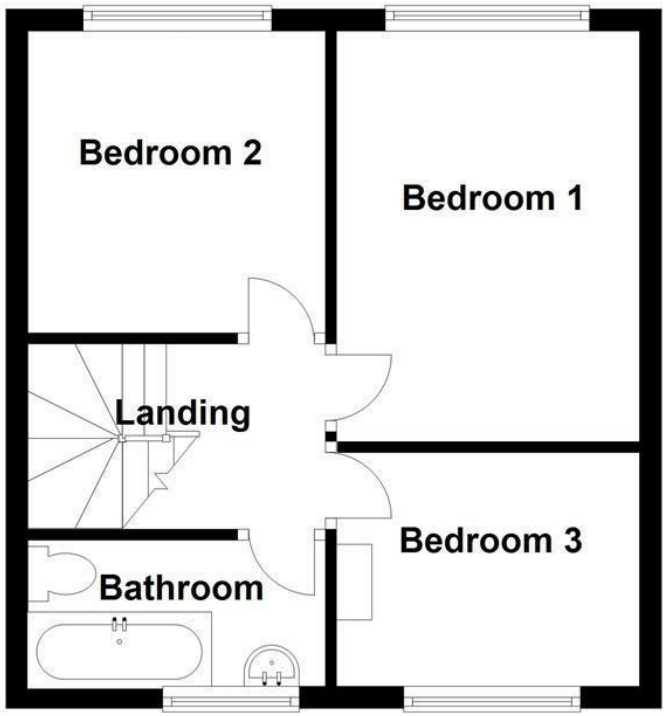
Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 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.