



**5 Alne Close  
Henley-In-Arden, B95 5JZ  
Offers In Excess Of £350,000**

A fantastic opportunity to acquire a spacious end-of-terrace home, formally a four-bedroom property which could be reinstated by the new purchaser, ideally located on the highly sought-after Alne Close in Henley-in-Arden.

Perfectly positioned just moments from the High Street, accessible via the picturesque Beadesert Lane, this property also offers easy access to the doctors' surgery and scenic walks along Henley's historic 'Mount'.

The accommodation briefly comprises: entrance hall, generous living room with a log-burning stove, breakfast kitchen, separate dining room, utility room, and three/four bedrooms. The master bedroom benefits from an en-suite and dressing room, which could alternatively serve as a fourth bedroom or nursery, along with a family bathroom.

Outside, the property features a low-maintenance West Facing courtyard garden and driveway parking for several vehicles.

This property presents an exciting opportunity for buyers to further enhance and put their own 'Stamp' on.

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 block paved driveway which provides parking for several vehicles. A UPVC double glazed front door opens into:-

### Entrance Hall

With staircase rising to the first floor, radiator and door opening into under-stairs storage cupboard.

### Living Room

With UPVC double glazed window to the front, radiator, feature fireplace with log burning stove.

### Breakfast Kitchen

A range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, UPVC double glazed window to the rear, built in oven and grill, inset 4-ring gas hob with extractor hood over, tiling to splash backs, tiled flooring, space and plumbing for automatic washing machine, integrated dishwasher, space for a fridge freezer, radiator, UPVC double glazed patio door to the rear garden, and an opening leading through to:-

### Dining Room

With UPVC double glazed window to the rear, radiator, laminate flooring and door opening into:-

### Utility Room

With tiled flooring, wall and base units with laminate work surfaces over, inset sink unit with chrome mixer tap over, space and plumbing for automatic washing machine and tumble dryer, wall mounted 'Worcester' combination boiler, UPVC double glazed door giving access to the front.

### First Floor

Hatch giving access to the loft, airing cupboard with fitted shelving, doors to three bedrooms and bathroom.

### Bedroom One

With UPVC double glazed window to the front with views over the rooftops and Henley 'Mount ' beyond, radiator and doors to the dressing room and en-suite.

### En-Suite

Comprising; shower cubicle, low level W.C and vanity unit with inset wash hand basin with chrome mixer tap over, tiling to walls and UPVC double glazed window to the front.

### Dressing Room / Bedroom Four

With UPVC double glazed window to the rear, radiator and hatch giving access to the loft, housing the hot water immersion cylinder for the en-suite.

### Bedroom Two

UPVC double glazed window to the rear, radiator and built in wardrobe with hanging rail and fitted shelving.

### Bedroom Three

UPVC double glazed window to the front overlooking the rooftops and Henley 'Mount ' beyond, radiator and built in storage cupboard.

### Bathroom

3-piece suite comprising; P-shaped bath with chrome mixer tap, feature jets and mains fed 'Rain Head' shower over and additional hand held attachment, tiling to splash backs, pedestal wash hand basin with chrome mixer tap over, low level W.C, wall tiling to half height, tiled flooring, UPVC double glazed obscure windows to the rear, chrome ladder style heated towel rail and extractor fan.

### West Facing Rear Garden

Low maintenance block paved courtyard garden bound on all sides by timber fencing. A timer gate provides rear access.

### Additional Information

Services:

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

Solar Panels:

We are told the solar panels generate an annual return of £700- 800.

Council Tax:

Stratford on Avon District Council - Band C

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>  
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), With O2 and Vodafone having 'Good outdoor and in-home' coverage, and Three and EE having 'Good outdoor' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

The Property is Freehold and vacant possession will be given upon completion of the sale.

Flood Risk:

This location is in a Low Risk Flood Zone. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures & Fittings:

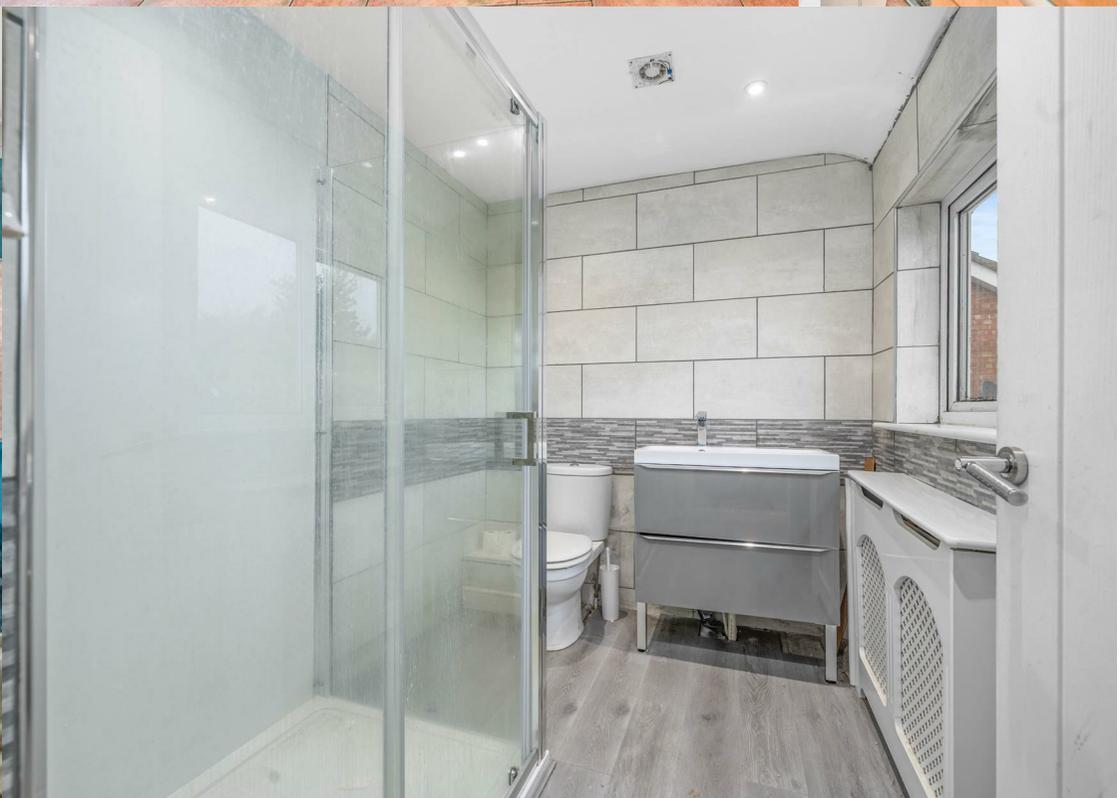
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

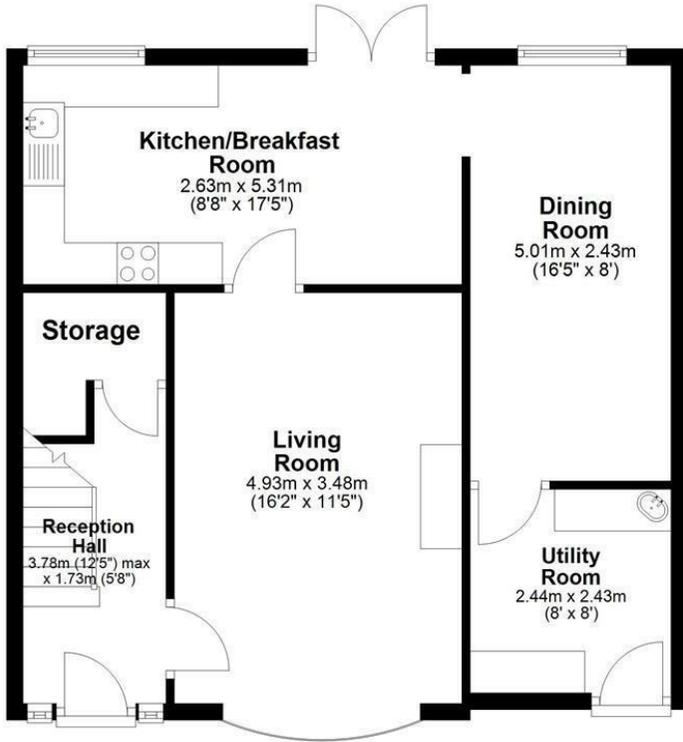
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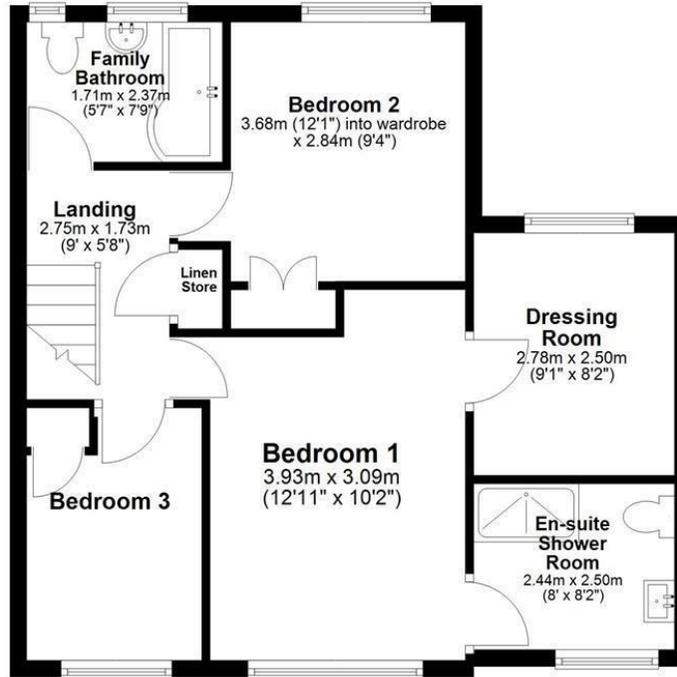




**Ground Floor**  
Approx. 60.6 sq. metres (652.2 sq. feet)



**First Floor**  
Approx. 53.6 sq. metres (577.4 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		77	79
		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

