



melvyn  
**Danes**  
ESTATE AGENTS

Prince Harry Road

Offers Around £650,000

# Description

Prince Harry Road is located just off the Warwick Road in the charming market town of Henley in Arden. From the end of Prince Harry Road is a walkway which gives direct access to the High Street which is festooned with public houses, restaurants, cafes and convenience shops. Henley in Arden is a typical traditional Warwickshire small town which boasts excellent transport links to the surround and has it's own Railway Station with direct trains to Stratford upon Avon, Birmingham City Centre and beyond.

An ideal location for this superbly presented detached house which has been the subject of considerable quality updating by the current owner and now offers stylish and well maintained accommodation that is 'turn key' ready for the new occupier.

The property boasts an EPC rating of B and is built with high levels of insulation, photovoltaic solar panels that heat the hot water and has an electric car charging point.

The ground floor has a welcoming reception hallway with modern guest cloaks WC which boasts discreet panelled storage cupboards. There is bright lounge to the rear and a separate study with a bespoke fitted desk, shelving and storage cupboards. The heart of the house is undoubtedly the dual aspect dining kitchen which was refitted in 2023 with a comprehensive range of 'Neptune' cabinetry with quartz work surfaces over, integrated appliances and large larder unit. Off the kitchen is a generous utility room with units to match the kitchen.

The first floor is arranged around a central landing area having all bedrooms and bathrooms off. The master bedroom benefits from a refitted en suite with tandem shower and recessed illuminated and heated vanity unit above the basin. Adjacent to the main bedroom is the fourth bedroom which is fully fitted with bespoke hanging rails and shelving. There are two further double bedrooms and a family bathroom.

Outside there is a landscaped foregarden with wrought iron railings to the roadside, to the rear is a manageable south facing rear garden with large patio area and direct pedestrian access to the detached double garage with block paved driveway beyond.

Early viewing is advisable to avoid disappointment.



# Accommodation

LANDSCAPED FOREGARDEN

CANOPY PORCH

WELCOMING RECEPTION HALLWAY

GUEST CLOAKS WC

BRIGHT LOUNGE

15'1" x 11'0"

SEPARATE STUDY

7'5" x 7'0"

DUAL ASPECT DINING KITCHEN

22'6" x 9'3"

UTILITY ROOM

9'6" x 6'0"

FIRST FLOOR LANDING

BEDROOM ONE

13'5" x 11'2"

REFITTED EN SUITE SHOWER ROOM

BEDROOM TWO

12'0" max x 9'5"

BEDROOM THREE

10'4" x 9'5"

BEDROOM FOUR/DRESSING ROOM

10'5" x 8'9"

FAMILY BATHROOM

SOUTH FACING REAR GARDEN

DETACHED DOUBLE GARAGE

BLOCK PAVED DRIVEWAY

PART BOARDED LOFT

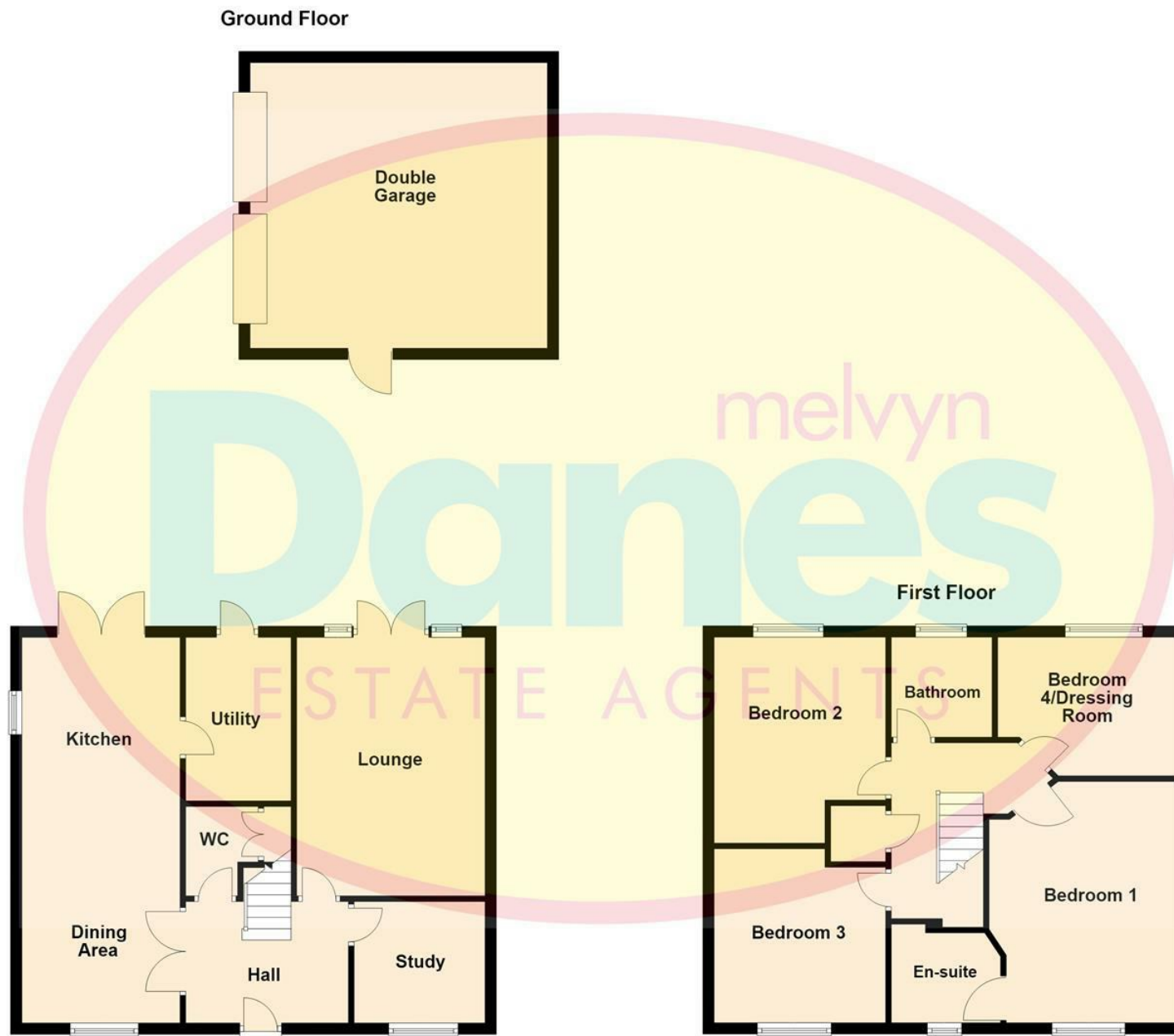
With ladder and light











Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE: We are advised that the property is Freehold. There is an annual service charge payable of £298 per year for the maintenance of the driveways and grass verges.

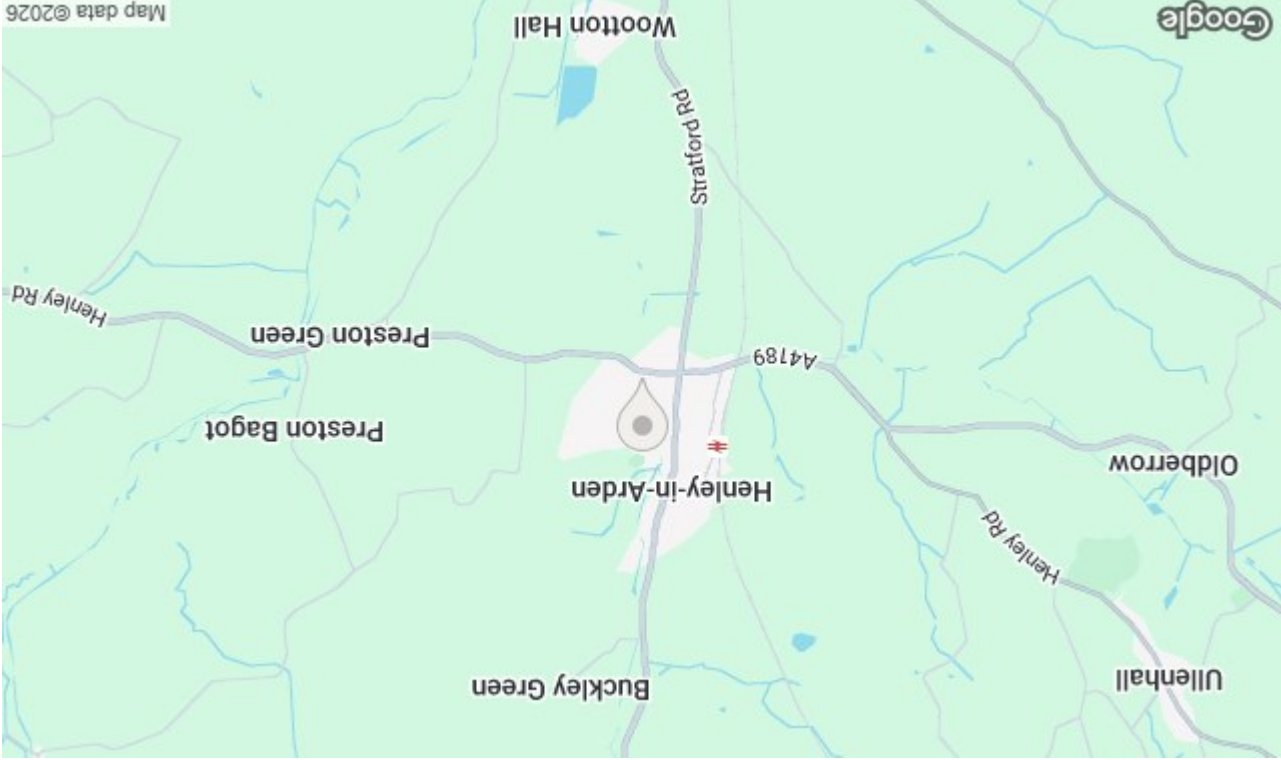
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 04/08/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

AGENTS NOTE: Under the terms of the estate agency act 1979 we are obliged to inform you that the seller of this property is an employee of Solihull and Shirley Estate Agencies Ltd (Trading as Melvyn Danes Estate Agents)



## 9 Prince Harry Road Henley-In-Arden B95 5DD Council Tax Band: F

