EARLES
TRUSTED SINCE 1935

9 School House Mews, School Road, Henley-In-Arden, B95 5FP

Offers In The Region Of £279,950

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

Located just off the Henley-in-Arden High Street, in a select development, this bright and modern property briefly comprises; two bedrooms, re-fitted bathroom, good-sized lounge and re-fitted kitchen with dining area. The property further benefits from a private South facing garden, communal gardens to the front and allocated off-road parking for one car.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational opportunities, a number of pubs and restaurants as well as a doctor's surgery and dentist. It is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City Centre and Stratford-upon-Avon.

Part of an attractive development, this 2-bedroom mews house is set within communal landscaped gardens and boasts its own private South Facing garden. The property is within a few moments stroll from the historic High Street and Railway Station.
The property is approached either via the communal gardens to the rear, or from School Road to the front.

From Henley-in-Arden High Street, the property is approached off School Road via a wrought iron gate which provides access to the communal gardens. A front door opens into:-

Entrance Hall
With staircase rising to the first floor and door opening into:-

Living Room
Double glazed window, with fitted shutters, overlooking the communal gardens beyond, radiator and glazed door opening into:-

Kitchen Dining Room
Fitted kitchen with a range of base units with square edged work surfaces over, inset sink unit with chrome mixer tap, tiling to splash backs, built in electric oven and inset 4-ring electric hob, space for an under counter refrigerator, space and plumbing for an automatic washing machine, wall mounted gas combination boiler, radiator, double glazed window to the front with fitted shutters, and timber part glazed door giving access to the front.

First Floor
With hatch giving access to the loft, doors to two bedrooms and bathroom.

Bedroom One
Double glazed window, with fitted shutters, overlooking the communal gardens beyond, radiator and built in wardrobe.

Bedroom Two
Double glazed window to the front, with fitted shutters, and radiator.

Bathroom
Panelled bath with chrome mixer tap, mains fed 'Drench Head' shower, additional hand held attachment and glazed folding shower screen over, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C with concealed cistern, extractor fan, double glazed window to the side, with fitted shutters, airing cupboard housing with fitted shelving.

Private South Facing Garden
A delightful, low maintenance private patio garden, bound by timber trellis fencing, a range of mature plants, shrubs and bushes.

Communal Garden
Beautifully kept walled communal garden, mainly laid to lawn with a range of mature trees, shrubs, flower beds and seating areas. Timber gate gives access to the rear parking area.

Parking
Allocated parking for one vehicle.

Additional Information
Services:
All mains services are connected to the property.

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 'Variable in-home, good outdoor' connectivity to EE & Three, and 'Good (outdoor only)' to O2 & Vodafone.
For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band C

Costs:
A service charge of £262 per quarter is levied to cover the cost of maintaining the communal gardens, walkways, parking and exterior lighting.

Flood Risk:
This location is in 'Flood Zone 1 (Low Probability)'. For more information, please visit: https://www.gov.uk/check-long-term-flood-risk

Viewing
Strictly by appointment only, through John Earle on 01564 794343

A dilapidations deposit equivalent to 5 weeks rent will be applicable – this is displayed individually per property.

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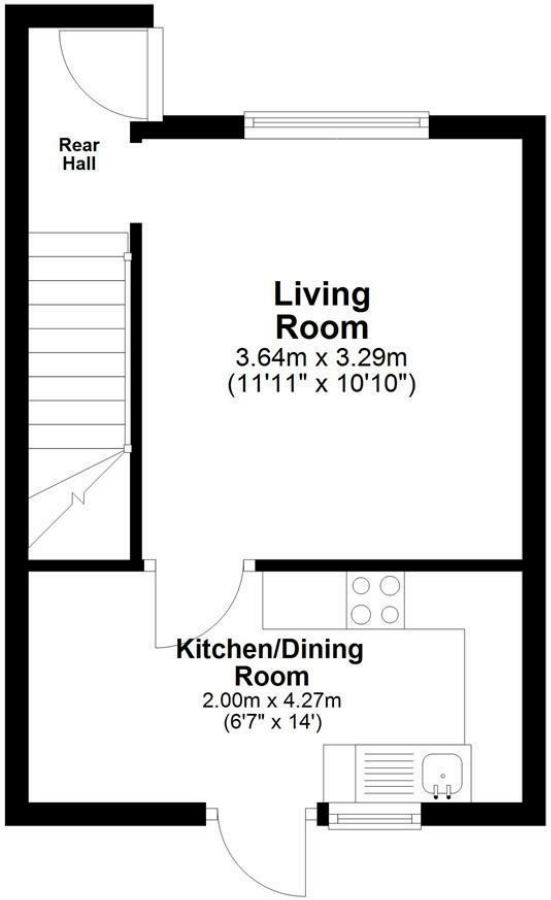
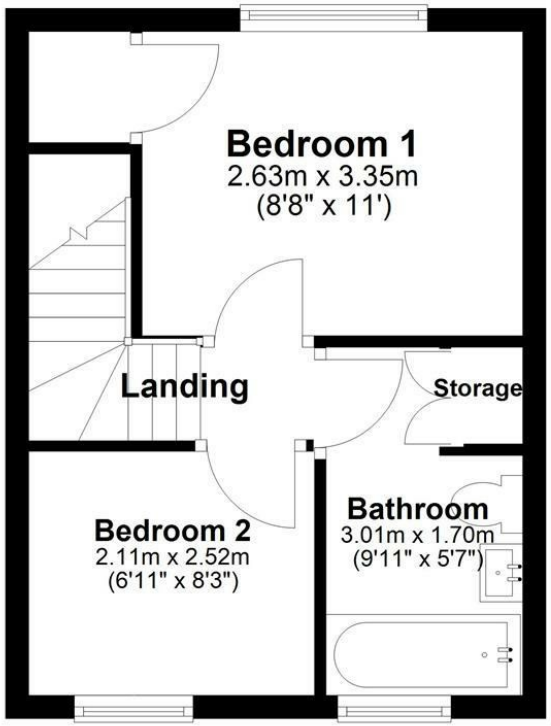
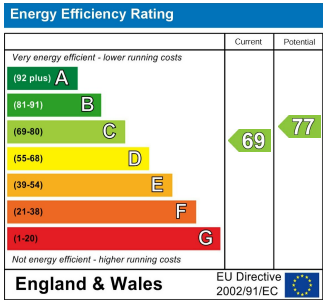
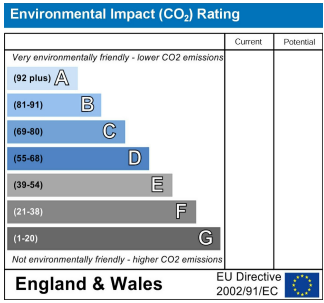
Ground Floor

Approx. 25.4 sq. metres (272.9 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)