



**14 Meadow Road,
Henley-In-Arden, Warwickshire, B95 5LD
Offers In Excess Of £350,000**

A mid-terraced property with excellent scope for refurbishment and extension (subject to planning permission). In brief, the accommodation comprises; three bedrooms, one bathroom, two reception rooms and fitted kitchen. Externally, there is a good-sized driveway to the front and a private garden to the rear. The property is also offered for sale with no onward chain.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants, both primary and secondary schools, dental practice 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. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon.



This property is set back from the road behind a large gravelled driveway, which provides parking for multiple vehicles and is bound on either side by mature hedging. There is an outdoor electric socket and cold water tap. A pathway leads to the UPVC front door, with canopy storm porch above, which opens into:

Reception Hall

10'11" x 7'0" (3.35m x 2.14m)

With UPVC double glazed window to the front, obscure UPVC double glazed window to the family room, staircase rising to the first floor, and radiator. Glazed door into:

Lounge/Dining Room

17'4" (max) x 12'0" (5.29m (max) x 3.68m)

With UPVC double glazed window to the front, UPVC double glazed French doors leading to the rear garden, archway through to the family room, feature fireplace with brick surround and hearth, and radiator. Door into:

Cloaks/Storage Cupboard

With obscure UPVC double glazed window.

Family Room

10'11" x 9'11" (3.35m x 3.03m)

With UPVC double glazed French doors leading to the rear garden, TV point, and radiator.

Kitchen

17'4" x 5'10" (5.29m x 1.80m)

With obscure UPVC double glazed window to the rear, glazed door leading to the driveway, further glazed door leading to the rear garden, a range of wall, drawer and base units with square edged work surface over, inset stainless steel sink, space for an electric cooker, space for a fridge-freezer, space and plumbing for an automatic washing machine, tiling to splashback areas, and radiator.

First Floor Landing

11'2" x 7'1" (3.41m x 2.17m)

With hatch giving access to the loft space, UPVC double glazed window to the front, and radiator. Door into:

Airing Cupboard

Housing the wall-mounted "Worcester" gas-fired combination boiler; with fitted shelving and radiator.

Bedroom One

16'10" (max) x 9'11" (5.14m (max) x 3.03m)

With UPVC double glazed windows to the rear, built-in wardrobes, and radiator.

Bedroom Two

12'4" (max) x 9'10" (3.78m (max) x 3.01m)

With UPVC double glazed window to the rear and radiator.

Bedroom Three

11'3" x 7'1" (3.43m x 2.18m)

With UPVC double glazed window to the front and radiator.

Bathroom

7'1" x 6'9" (2.18m x 2.08m)

With obscure UPVC double glazed window to the front, 3-piece suite comprising; panelled bath with "Mira Go" electric shower over, low level WC, pedestal wash hand basin, tiling to splashback areas, and radiator.

Rear Garden

Mainly laid to lawn with patio area and garden sheds. The garden is bound on two sides by timber fencing and by mature hedging to the other side. There is an outdoor electric socket and cold water tap.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

For more information, please visit:
<https://checker.ofcom.org.uk/>.

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.

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>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the airing cupboard.

Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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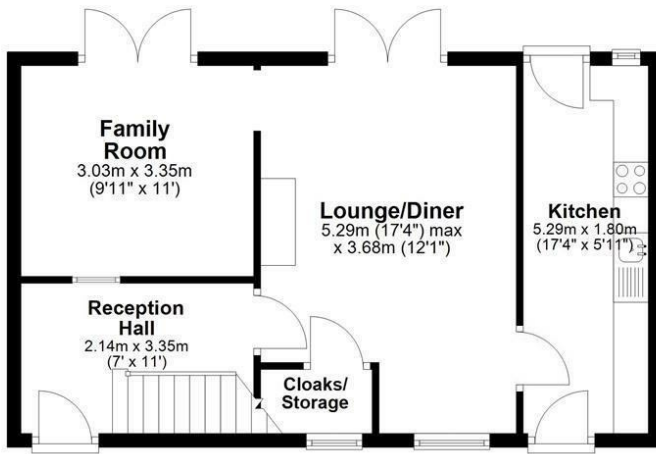


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

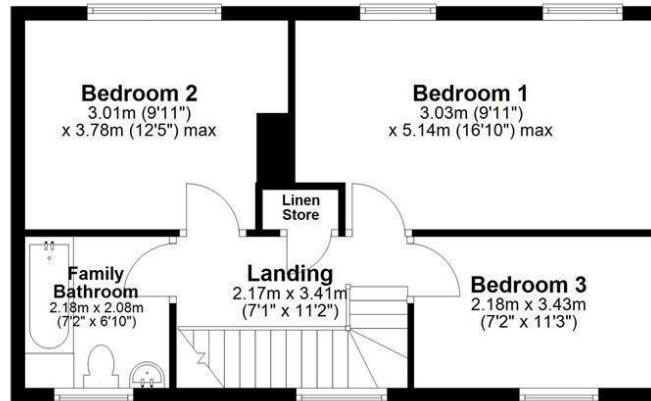
Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 95.6 sq. metres (1029.1 sq. feet)