EARLES
TRUSTED SINCE 1935



9 Rose Avenue
Henley-In-Arden, Warwickshire B95 5JR
Offers In The Region Of £395,000

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

Located on a quiet cul-de-sac just off the High Street, this charming end of terrace home offers light and spacious accommodation briefly comprising; three bedrooms, family bathroom, sitting room, dining kitchen, utility room and downstairs WC. The property further benefits from UPVC double glazing throughout, a South-facing rear garden and on-road parking to the front. It is also being 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, 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.

The property is set back from the road behind a walled foregarden. A block paved pathway leads to the front door, which opens into:

Entrance Hall

Sitting Room
12'9" x 11'9" (3.89m x 3.58m)

Dining Kitchen
12'9" x 9'6" (3.89m x 2.90m)

Utility Room

Downstairs WC

First Floor Landing

Storage Cupboard

Bedroom One (Rear)
9'6" x 9'6" (2.90m x 2.90m)

Bedroom Two (Front)
11'9" x 9'6" (3.58m x 2.90m)

Bedroom Three (Front)
8'10" x 5'10" (2.69m x 1.78m)

Family Bathroom

Airing Cupboard

South-Facing Rear Garden
Mainly laid to lawn with two paved patio areas and bound on all sides by timber fencing. To the side, a timber gate gives pedestrian access to the front of the property.

Parking
Available on Rose Avenue or the High Street with a permit. Resident and resident visitor permits are charged at £25 per permit per annum. Each eligible property is entitled to apply for up to 3 resident parking permits and 1 visitor permit. For further information, please contact: warwickshireparking@nslservices.co.uk.

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
O2 - Good outdoor and in-home
Three - Good outdoor
Vodafone - Good outdoor, variable in-home

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

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

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 "Worcester" combination boiler, which is located in the utility room.

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

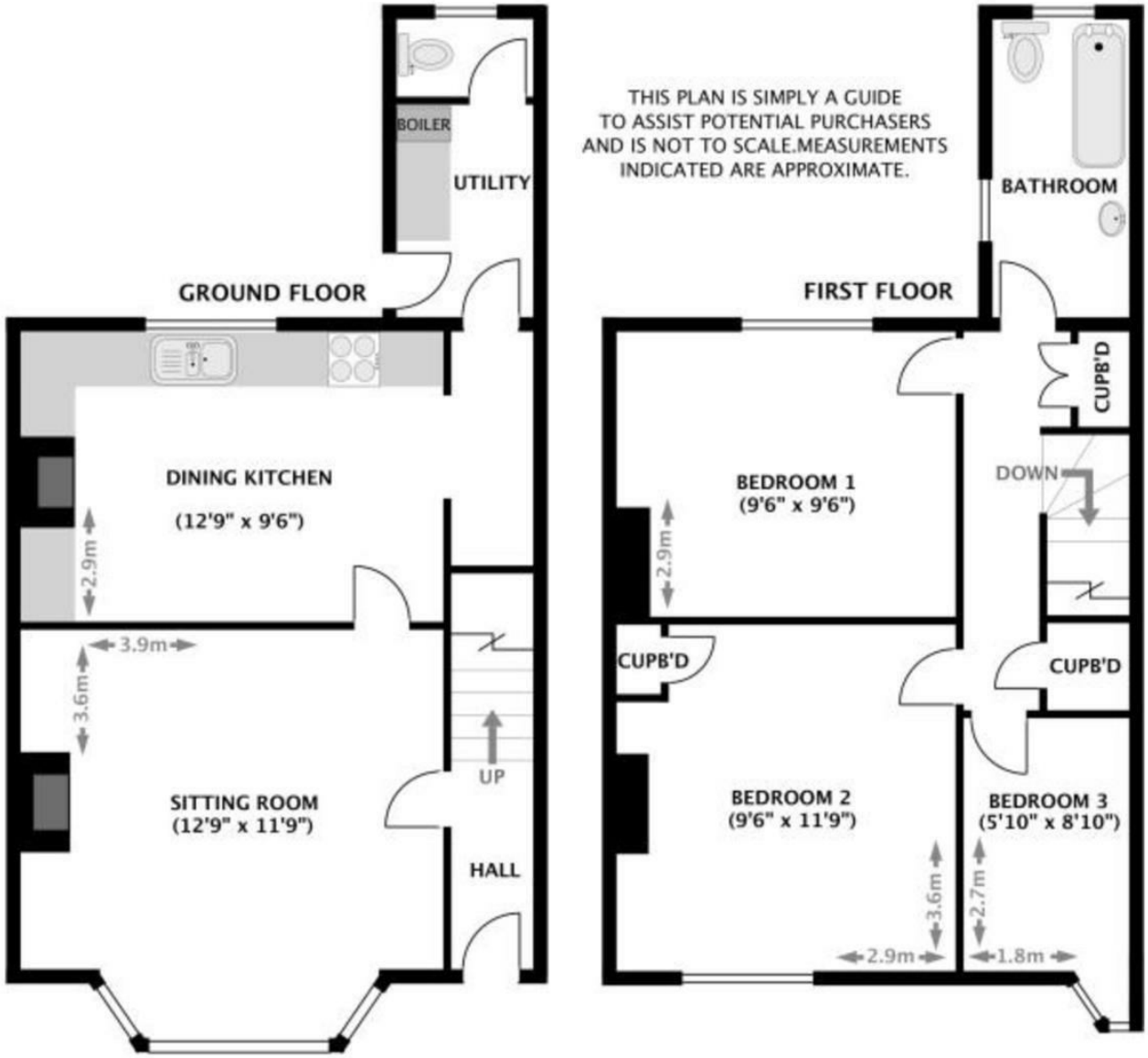
Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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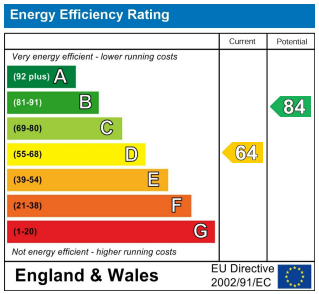


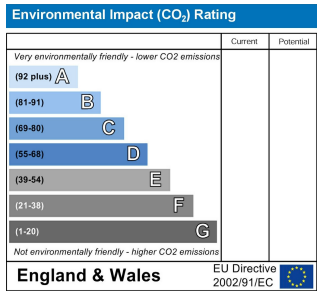





THIS PLAN IS SIMPLY A GUIDE
TO ASSIST POTENTIAL PURCHASERS
AND IS NOT TO SCALE.MEASUREMENTS
INDICATED ARE APPROXIMATE.
GROUND FLOOR
BOILER
UTILITY
DINING KITCHEN
(12'9" x 9'6")
2.9m
3.9m
3.6m
SITTING ROOM
(12'9" x 11'9")
UP
HALL
FIRST FLOOR
BATHROOM
CUPB'D
DOWN
BEDROOM 1
(9'6" x 9'6")
2.9m
CUPB'D
CUPB'D
BEDROOM 2
(9'6" x 11'9")
BEDROOM 3
(5'10" x 8'10")
3.6m
2.7m
2.9m
1.8m


Johnson Pl
High St
Cherry Orchard
Rose Ave
Station Rd
Google
Map data ©2026 Google


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
64
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


PANCAKES
CROISSANT
COFFEE





