



**2 The Tanyard
Henley-in-Arden, B95 5AJ
Offers In Excess Of £600,000**

An attractive three bedroomed, two bathroomed terraced property ideally situated within a small gated development just off Henley-in-Arden's most popular High Street. The property briefly comprises; entrance hall, guest cloakroom, sitting room, and dining kitchen to the ground floor, three bedrooms, en-suite and bathroom to the first floor. Further benefiting from a low maintenance courtyard garden, single garage with electric up & over door and two private parking places all within this secure gated development. The property is being offered for sale with no upward chain.

The prestigious market town of Henley-in-Arden offers great amenities with plenty of Public Houses, Restaurants, a Co-Op, Post Office, Doctors and Dentist Surgery and Bespoke Individual Shopping Facilities. Henley is located along the A3400 and lies approximately 8 miles north of Stratford-upon-Avon and 9 miles south of Solihull. Henley also offers excellent transport links with its railway station providing links into Birmingham and Stratford-upon-Avon. Henley is also situated within easy reach of the Midlands Motorway network: M40 and M42, M5 and M6.



No.2 The Tanyard is accessed via electronically operated gates which lead into the small development. The property is approached behind a small foregarden which houses a range of mature plants, shrubs and flowerbeds. The front of the property is approached via a solid timber door which opens into:-

Entrance Hall

13'9" max x 6'6" max (4.2m max x 2m max)

With inset coir mat, open-reach BT phone point, radiator. Staircase rising to the first floor landing. Telecom intercom system. Doors opening into the cloakroom and lounge.

Guest Cloakroom

3'3" x 5'6" (1m x 1.7m)

Wall tiling to half height, low level W.C, pedestal wash hand basin, under-stairs storage cupboard and radiator.

Lounge

13'5" x 10'9" to fireplace (4.1m x 3.3m to fireplace)

Feature coving to ceiling, double glazed bay window to the front, feature fireplace with inset gas coal effect fire. TV aerial and telephone point, radiator.

Breakfast Kitchen

10'5" x 20'4" (3.2m x 6.2m)

A range of wall, base and drawer units with roll top work surfaces over. Inset one & a quarter stainless steel sink unit with chrome mixer tap over. Built in 'Bosch' electric oven. Inset four ring gas burning hob with extractor hood over. Integrated dishwasher, fridge freezer and automatic washing machine. Two radiators, double glazed window to the rear and double glazed patio doors giving access to the courtyard garden. Wall cupboard housing the central heating boiler. TV aerial and telephone points.

First Floor Landing

Hatch giving access to the loft. Airing cupboard housing the hot water cylinder with shelving above. Doors to three bedrooms and bathroom.

Bedroom One With En-Suite

9'6" x 9'2" to wardrobe fronts (2.9m x 2.8m to wardrobe fronts)

Double glazed window to the front. Built in wardrobe with hanging rail and shelving. T.V aerial and telephone points. Feature coving to the ceiling. Radiator. Door to:-

En-Suite

3'7" x 7'2" (1.1m x 2.2m)

Low level W.C, pedestal wash hand basin. Tiling to splash-back areas. Shower cubicle with mains fed shower over and glass sliding door. Ladder style heated towel rail. Shaving point. Extractor fan. Radiator.

Bedroom Two

10'2" x 8'6" (3.1m x 2.6m)

With fitted wardrobe providing hanging rail and shelving. Large feature Velux skylight. Radiator.

Bedroom Three

6'2" x 6'6" (1.9m x 2m)

Fitted storage cupboard, double glazed window to the front. Radiator.

Family Bathroom

5'6" x 8'6" (1.7m x 2.6m)

4-piece white suite comprising; low level W.C, bidet, pedestal wash hand basin, panelled bath with chrome mixer tap over and telephone shower attachment. Double glazed window to the rear. Ladder style towel rail and extractor fan.

Courtyard Garden

A low maintenance courtyard garden bound on two sides with timber fencing and a brick wall to the third. Exterior lighting. A timber gate gives side access to the front of the property.

Garage En-Bloc

16'8" x 8'6" (5.1m x 2.6m)

Located in the middle of the block. Electric metal up and over door, power and lighting.

Parking

Two further private parking places within this secure gated development.

Additional Information

Services:

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

Council Tax:

Stratford on Avon District Council - Band E

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: 'Ofcom Mobile and Broadband Checker'.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE and Three being rated 'Good outdoor' coverage, and O2 and Vodafone being rated 'Good outdoor and in-home' coverage.

For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale.

Tenure:

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

Service Charge: £25 per month, payable to Kingston Mews Management Company to cover maintenance over the communal areas.

Flood Risk:

This location is in 'Flood Zone 3', however, the vendors have advised that the properties buildings insurance is provided on standard terms. For more information, please visit: 'Check the long term flood risk for an area in England' on the Government Website.

Viewing:

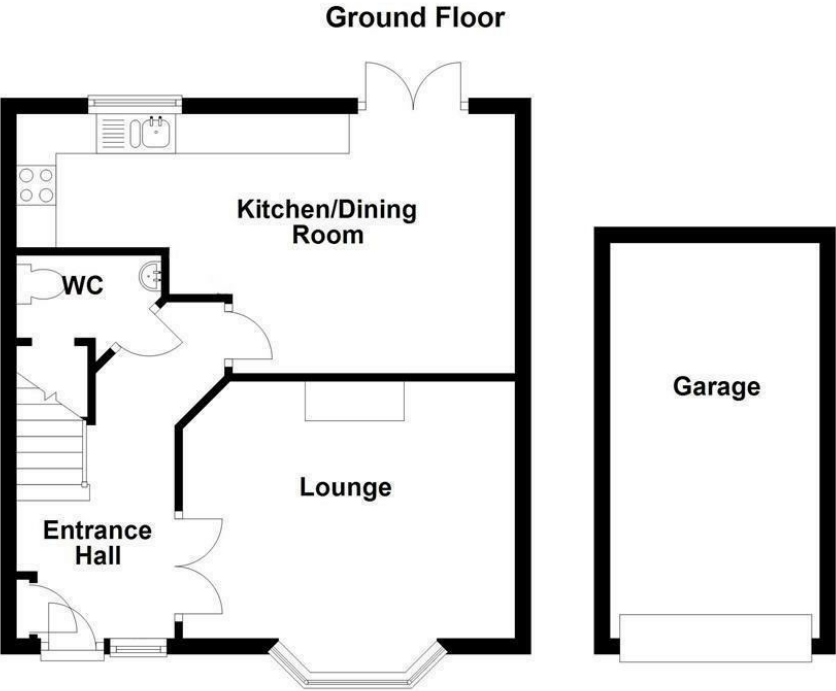
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP'

Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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		
(82 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	

