



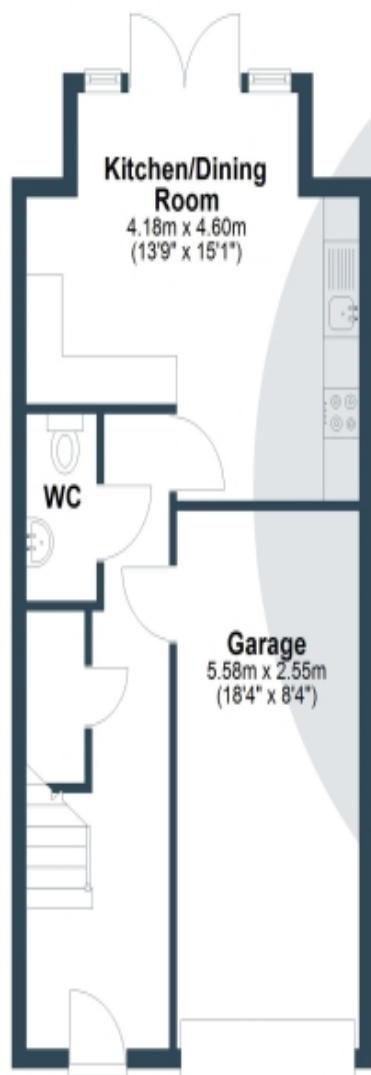
Tudor Court School Road, , Henley-in-Arden, B95 5AP

Offers In Excess Of £400,000



Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



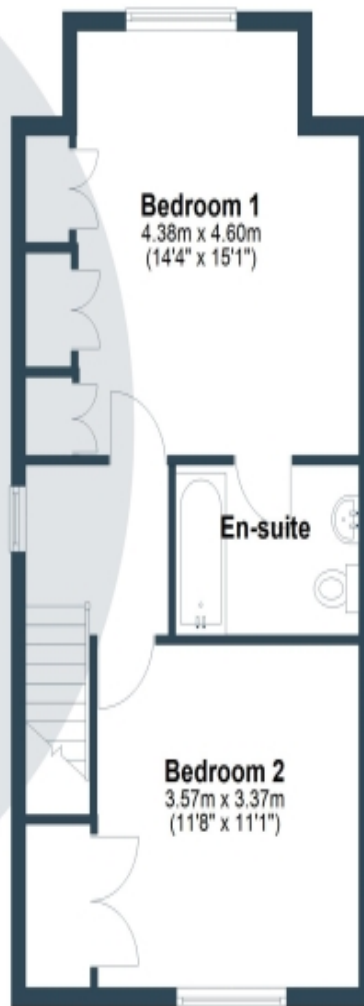
First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Second Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 133.4 sq. metres (1435.4 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A generously proportioned three double bedroom home positioned in a select gated development. Enjoying a prime position in the heart of the popular town of Henley in Arden, but also a peaceful, secure spot set back off the main road. The accommodation is light, airy, and presented to a stylish standard throughout. Enjoying contemporary decor throughout with clean lines, soft neutral tones, and a newly fitted high specification kitchen. The property has been lovingly maintained, updated, and is a true turnkey home for any lucky new owner.

Located just a short walk from the picturesque market town of Henley-in-Arden, having a comprehensive range of local amenities to include highly regarded schools, public houses/restaurants, an eclectic mix of shops, bank, a chemist and a post office, with easy commuter access via the M40 to London and A3400 Birmingham. Henley-in-Arden Railway Station has access to Stratford-upon-Avon, Birmingham and Warwick Parkway Station with onward access to London Marylebone.

Positioned nestled at the end of the courtyard, enjoying a private spot with parking for 1-2 cars on the driveway and the further convenience of a garage, all situated behind electric secure gates. Ideal for anyone looking for a secure lock-up and leave or a spacious family home.

Once through the front door, you enter the welcoming hallway that offers internal access to the garage. Positioned at the rear of the ground floor is the newly fitted shaker-style kitchen, high specification Quartz work-surfaces, with all fitted appliances that have not even been used! The kitchen has space for a table and enjoys direct access via French doors to the garden. The ground floor is completed with a cloakroom WC.

To the first floor is a large sunny sitting room enjoying two large windows taking in the views over the private garden and further over to the communal gardens. Bedroom three and the family bathroom are located on the first floor, ideal for guests or even a WFH office.

The top floor does not disappoint and enjoys a master bedroom with built-in wardrobes and a luxurious en-suite bathroom with a shower over the bath. A further double bedroom with fitted wardrobes completes the top floor.

Outside enjoys a private paved enclosed garden with side access to the communal manicured lawned gardens with colourful planted borders. The garage enjoys a remote-controlled door, and the driveway offers parking for 1-2 cars, depending on size.

Viewing is highly recommended to appreciate the presentation, position, and versatile accommodation on offer.

We understand the property to be Freehold with a service charge of £1865 per annum. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.

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