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**7 The Coach Houses. High Street
Henley-In-Arden, B95 5FN
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

A quietly positioned Mews home in a highly sought-after location in the heart of Henley-in-Arden, just off the High Street. Set within a small and select cul-de-sac of cottage-style Mews homes, the property enjoys a peaceful setting within easy reach of the town's shops and amenities. Number 7 benefits from a private South Facing patio garden and has been extensively renovated throughout. The property is offered for sale with NO ONWARD CHAIN.

The ground floor has light Oak flooring throughout, with an entrance hallway leading to a downstairs cloakroom and a modern fitted kitchen with integrated appliances. The living room features a full-height exposed brick wall with a recess for a fire, together with a window and patio doors to the garden.

On the first floor, the principal bedroom is positioned to the rear and currently has a walkway through to bedroom three, which is used as a walk-in dressing room. The original landing door remains in place, and the room could easily be reinstated as a separate single bedroom if required. There is also a further double bedroom and a shower room fitted with a full-width shower tray and glass side screen, wash basin with double cupboards beneath, dual-flush WC and a Velux roof window.

Outside, the South Facing patio is mainly paved, with a shrub border contained by timber sleepers. The garden is fully enclosed and has a gate providing access to the designated parking space.

Planning permission was granted in 2022 for a loft conversion to provide an additional bedroom and en-suite, although this permission has now expired.



The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist 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, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.

The property is accessed just off the high Street, through an arched opening which leads to the development. To the front there is a wrought iron gate, with railings and a low wall, with a pathway leading up to the panelled front door.

Entrance Hall

11'0" x 3'9" (3.37m x 1.16m)

Cloakroom

5'9" x 2'9" (1.76m x 0.84m)

Fitted Kitchen

11'0" x 7'5" (3.37m x 2.28m)

Living Room

14'8" x 12'5" (4.48m x 3.79m)

First Floor Landing

7'1" x 6'10" (2.16m x 2.10m)

Bedroom One

13'7" x 8'9" (max) (4.16m x 2.68m (max))

Bedroom Two

10'0" x 7'6" (3.06m x 2.29m)

Bedroom Three/Dressing Room

10'0" x 5'6" (3.06m x 1.70m)

Shower Room

6'10" x 5'0" (2.10m x 1.53m)

South Facing Courtyard Garden

Parking

Allocated parking to the rear for one car, plus visitor parking.

Additional Information

Services:

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

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 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 and in-home

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

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 a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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).

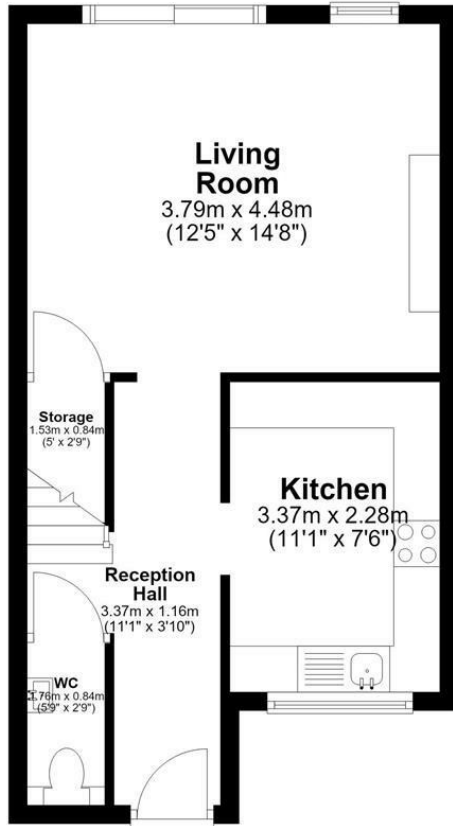
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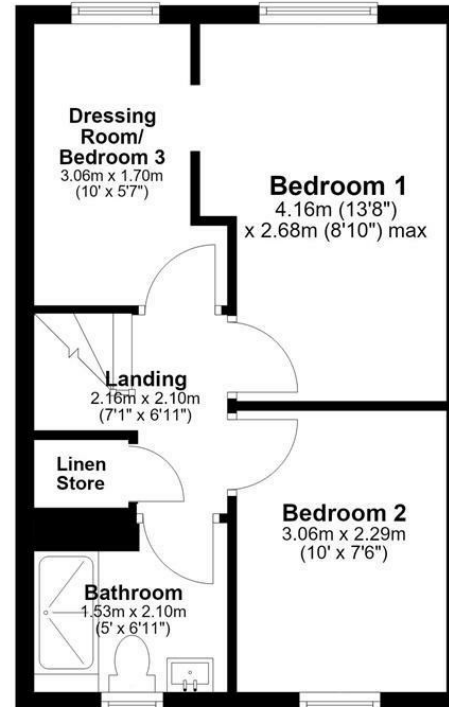
Ground Floor

Approx. 38.1 sq. metres (410.4 sq. feet)
(excluding Parking Space)



First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 70.8 sq. metres (762.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	

