



Jeremy  
**School Road,**  
Henley-in-Arden, B95 5BP

Jeremy  
McGinn & Co 

Available at  
Asking Price £275,000



Situated within a short stroll of the High Street in the highly sought after market Town of Henley in Arden, this property comprises a 2 bed townhouse set in good sized gardens.

The accommodation having been extended to the rear by way of a conservatory addition and offers centrally heated/double glazed accommodation comprising - Hallway, Living Room, Kitchen with integrated oven & hob, Landing, 2 Bedrooms and Bathroom.

Adjacent to the property, there is a small car park used by residents.

This property is offered for sale with the benefit of vacant possession and no onward sale chain.





**Tax Band: C**

**Council: Stratford District Council**

**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

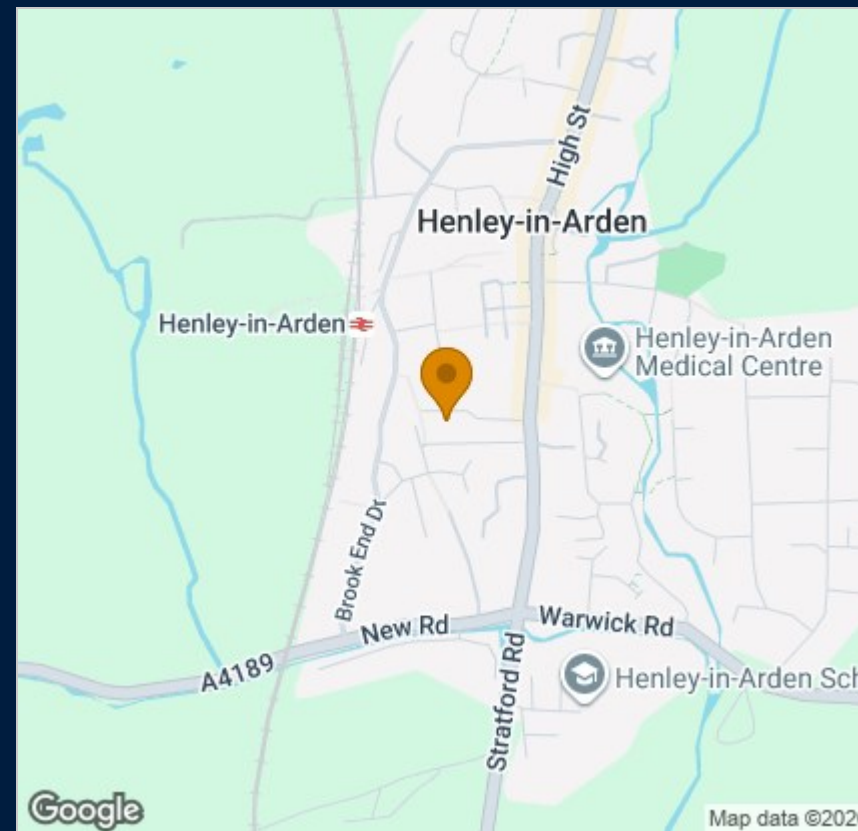
In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

# Floor Plan



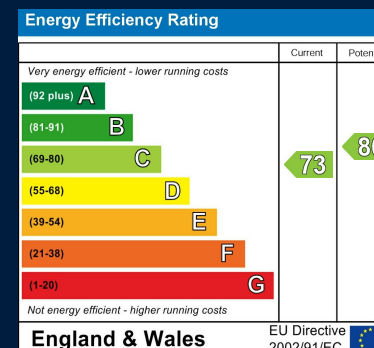
# Map



Henley in Arden has a range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is also a wide range of shopping and recreational facilities in nearby Stratford upon Avon, Solihull and Warwick. There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation. Clover Bank House has excellent communications being well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away and Warwick Parkway Station 7 miles. Henley 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles) (distances and times approximate).

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# Energy Performance



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