



Hawking
& Patterson

Bear Lane, Henley-in-Arden, B95 5JJ

Guide Price **£497,500**



Quietly situated, South facing, 3 bedroom end terraced house, that underwent extensive refurbishment some six years ago. Offered for sale with no upward chain. Viewing essential.

APPROACH - Wide multi coloured brick block driveway and parking for two cars.

PORCH - Upvc half glazed door & side screen. Wooden flooring. Radiator. Oak veneer doors.

GUESTS WC - Wooden floor. Dual flush WC with concealed cistern. Wall mounted wash basin. Upvc obscure glazed window & extractor.

LOUNGE/DINER - A superb dual aspect, slightly "L" shaped room with full height Upvc windows front & rear, the latter having a French door into the garden. The room features an Oak & glass staircase together with a stone tiled chimney breast housing a contemporary multi coloured "flame" electric fire. Oak door with central glazed panel opens into,

KITCHEN - With wood effect tiled flooring to compliment handmade painted units in Dove grey. Comprising, soft close cupboards and pan drawers below quartz white marble worktops with matching returns and window sill. Inset one & half sinks with mixer tap. Bosch appliances providing gas hob below directly vented feature angled glass cooker hood. Adjacent multi functional oven/grill & microwave. Integrated dishwasher & fridge freezer. Shelved pantry with movement lighting.

UTILITY ROOM - Flooring to match the kitchen. Full width quartz white marble worktop with plumbing for a washing machine plus space for further appliance. Inset sink. Half glazed side door plus further door into the garage.

COVERED SIDE - With half glazed doors either end.

BEDROOM ONE (REAR) - Good sized double room.

ENSUITE - A superb addition to the original design. Fully tiled floor & walls. Glass entry door to the shower. Dual flush WC with concealed cistern. Chrome ladder radiator & extractor.

BEDROOM TWO (FRONT) A large double room with wide 3/4 height double wardrobe.

BEDROOM THREE (FRONT) The same as bedroom two.

BATHROOM - Also beautifully appointed and fully tiled with the added luxury of underfloor heating. Glass entry shower cubicle. Bath with side taps. Wall mounted wash basin with drawer storage below. Chrome ladder radiator. Extractor,

GARAGE - With part armour glazed side wall. Gas fired combination boiler. Power & lighting.

SOUTH FACING GARDEN - Private sun trap with full width patio. Lawn shrubs & fencing. Floodlight & outside tap.







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Bedrooms: 3

Bathrooms: 2

Receptions: 1

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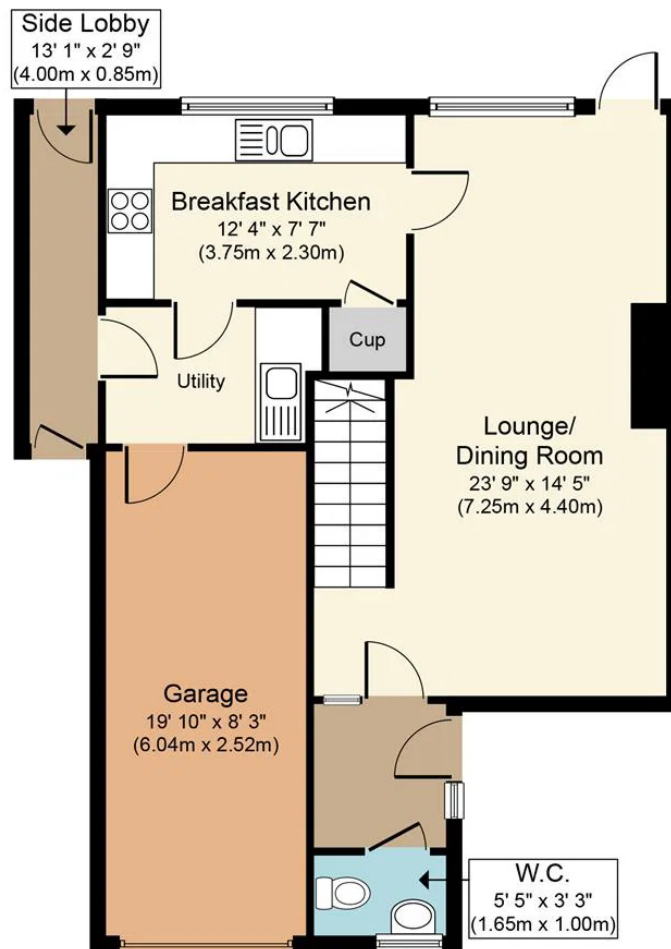
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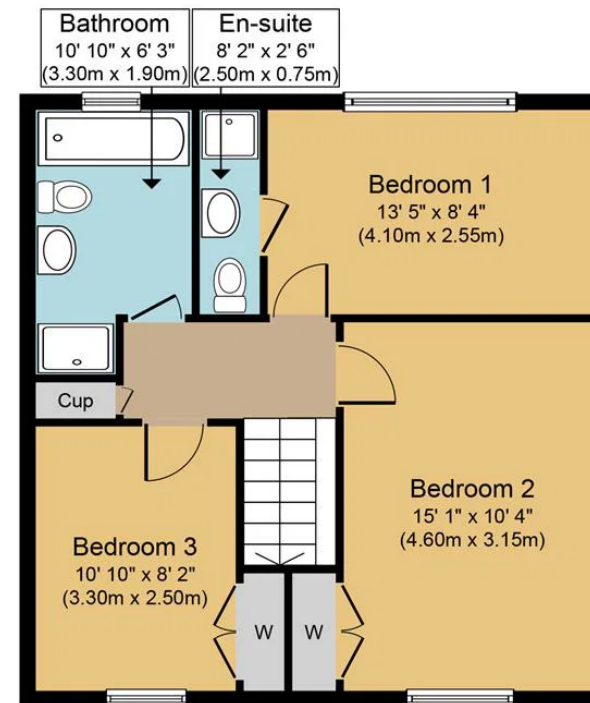
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Ground Floor



First Floor

Approx. Gross Internal Total Floor Area 1,270 sq. ft. (118.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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