



**EARLES**  
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## 19 High Street, Warwickshire B95 5AA

A two bedroomed cottage situated in the sought after location on Henley-in-Arden High Street. The property briefly comprises; Lounge/Dining room, Re-Fitted Modern Kitchen, Two Bedrooms and Re-Fitted Shower Room. Further benefiting from gas central heating and a low maintenance courtyard garden.

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.



**£1,100 PCM**

# 19 High Street, Warwickshire B95 5AA

From the High Street, the front door opens into:-

## Living Room / Dining Room

21'3" x 11'0" (6.50m x 3.37m)

Dual aspect with window to the front and to the rear, two radiators, exposed timber beams and staircase rising to the first floor. Door opening into:-

## Re-Fitted Kitchen

9'10" x 5'10" (3.01m x 1.78m)

A range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, built in electric oven, inset electric hob with chrome extractor hood over, tiling to splash backs, automatic washing machine, fridge freezer, wall mounted central heating boiler, radiator, window to the side and rear and door to the rear courtyard.

## First Floor

Doors to two bedrooms and shower room.

## Bedroom One

9'5" x 11'0" (2.88m x 3.37m )

With window to the front, radiator, feature ornamental fireplace and hatch giving access to the loft with pull down ladder.

## Bedroom Two

9'8" x 5'9" (2.96m x 1.77m)

With window to the rear and radiator.

## Re-Fitted Shower Room

11'5" x 4'9" (3.48m x 1.46m)

Walk in shower unit with mains fed "Drench Head" shower over and hand held attachment, pedestal wash hand basin with chrome mixer tap and tiling to splash back over, low level W.C, chrome ladder style heated towel rail, extractor fan and obscure window to the rear.

## Courtyard Garden

A low maintenance courtyard garden mainly laid to patio.

## Parking

On road parking is available on the High Street and all residential houses which front Henley High Street can buy 3 permits from the Local Authority at a cost of £25 per permit, per annum, which means they can park all day and all night without charge or penalty - [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk) (search parking permits)

## Additional Information

Services:

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

Council Tax:

Stratford on Avon District Council - Band C

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

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	66	A	C
81-87	55-65	B	D
69-80	45-54	C	E
55-68	35-44	D	F
39-54	25-34	E	G
21-38	15-24	F	
1-20	1-14	G	

Best energy efficient - lower running costs  
 Best environmentally friendly - lower CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC