

Littleworth, Henley-in-arden, Warwickshire, B95 6AG

Guide Price

£350,000









Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, dentists, Inns and excellent variety of restaurants. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

The property is situated towards the end of this quiet cul-de-sac with a two car driveway to the side, access is gained via a double glazed door leading to;

ENTRANCE HALL

Radiator, stairs off to the first floor, understairs cupboard and doors off to:

GUEST CLOAKS/ WC

Wash basin, WC, tiled splashback, radiator and extractor fan.

KITCHEN

Double glazed window to front, fitted base wall and drawer units, roll top work surfaces. Electric cooker point, plumbing and space for washing machine, space for fridge/ freezer, cupboard housing the Worcester Bosch boiler. Tiled splash backs, tiled flooring and sink drainer unit.





LOUNGE/ DINING ROOM

Radiator, coving and double glazed sliding doors to;

CONSERVATORY

Polycarbonate roof, double glazed windows to side an rear, French doors to the garden and tiled floor.

FIRST FLOOR LANDING

Loft hatch, coving, airing cupboard and doors to:

BEDROOM ONE

Double glazed window to rear, radiator and wardrobe/ cupboard..

BEDROOM TWO

Two double glazed window to front, radiator, built in wardrobe.

SHOWER ROOM

Pedestal wash basin, WC, walkin shower enclosure with grab rails and tiling. Extractor fan, wall light and shaver point, frosted double glazed window to side.

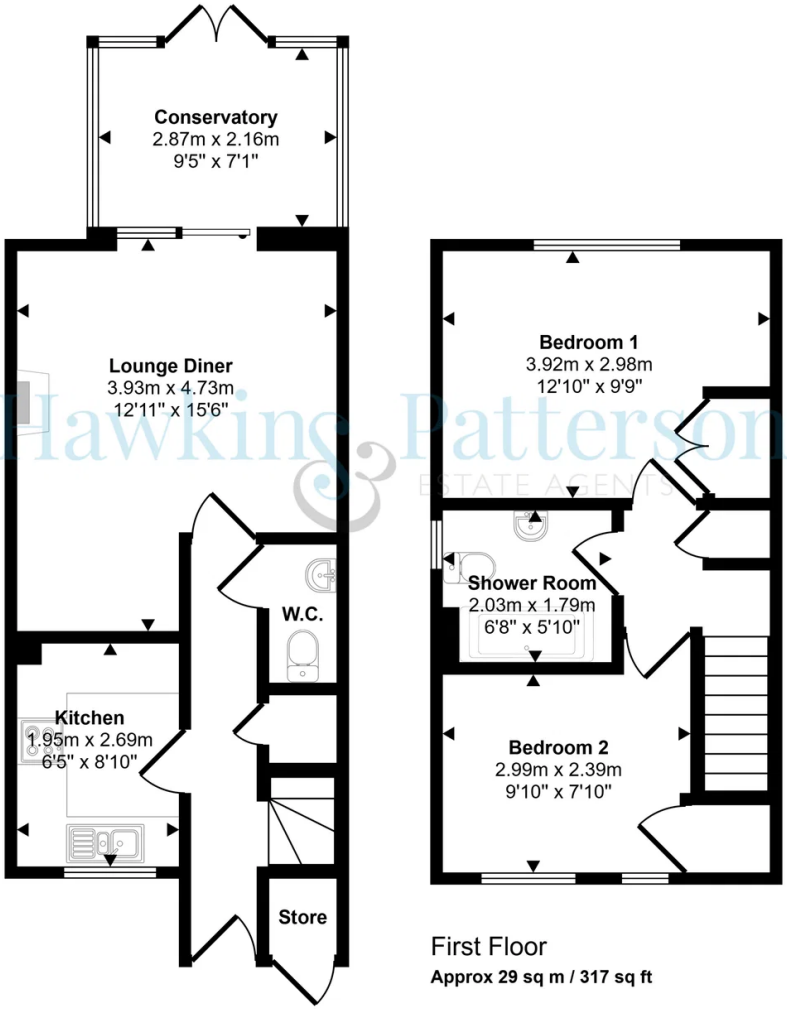
REAR GARDEN

Enjoying a private aspect to rear, laid lawn, panel fencing sides and rear and garden shed.

PARKING

There is a double width driveway to the side with parking for two cars.

Approx Gross Internal Area
67 sq m / 717 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft

First Floor
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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