



**EARLES**  
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**22 The Yew Trees**  
**Henley-in-Arden, Warwickshire B95 5BQ**  
**Offers In The Region Of £275,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

A charming two bed roomed mid-terraced property, situated in the highly desirable location of The Yew Trees. Tucked away just off the High Street, the property lies within a moments stroll to all amenities and benefits from two car parking spaces. The property briefly comprises; modern fitted kitchen, lounge/dining room, two bedrooms and wet room. Further benefiting from a superb South Facing, rear garden. The property is being sold with the benefit of no upper chain.

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.



A paved footpath leads to the front of the property, with a timber obscure double glazed front door opening into:-

### **Kitchen**

16'11" x 8'7" (5.16m x 2.64m)

A range of wall, base and drawer units with laminate work surfaces over and matching up-stands, feature tiling to splash backs, inset stainless steel sink unit with chrome mixer tap over, space for a slimline dishwasher, built in 'Whirlpool' oven and grill, inset 'Zanussi' electric hob with chrome extractor hood over, integrated fridge/freezer, pull out larder units with chrome wire rack shelving, timber double glazed window to the front, 'Dimplex Quantum' storage heater, breakfast bar with space for bar stool, and glazed timber door opens into:-

### **Living/Dining Room**

15'8" x 12'11" max (4.78m x 3.95m max)

With two timber double glazed windows overlooking the rear garden, staircase rising to the first floor, 'Dimplex Quantum' storage heater, and timber door opens out to the rear garden.

### **First Floor**

With timber double glazed window to the front, hatch giving access to the loft, 'Dimplex Quantum' storage heater, airing cupboard housing the hot water cylinder and fitted shelving, doors to two bedrooms and wet-room.

### **Bedroom One**

12'7" x 8'4" (3.84m x 2.55m)

Timber double glazed window with secondary glazing overlooking the rear garden, 'Armaster' electric heater, built in wardrobe with double hanging rail and storage cupboard over.

### **Bedroom Two**

9'9" x 7'0" (2.98m x 2.15m)

With timber double glazed window overlooking the rear garden, built in 4-door wardrobe with hanging rails, shelving and drawers, 'Armaster' electric heater.

### **Wet Room**

8'2" x 4'7" (2.49m x 1.42m)

Fully tiled to all walls, 'AKW' electric shower with central shower drain, low level W.C, vanity unit with inset wash hand basin with chrome mixer tap over, timber obscure double glazed window to the front, chrome ladder style heated towel rail and extractor fan.

### **South Facing Rear Garden**

A delightful low maintenance, sun-trap garden featuring a diverse selection of mature plants, flowers, shrubs, and bushes. A small paved patio area leads to steps that rise to a pebbled garden filled with established planting. Stepping stones lead through to a feature timber pergola and to a decked sun terrace beyond, ideal for outdoor seating. A timber gate to the rear provides convenient pedestrian access to the allocated parking spaces.

### **Parking**

Parking is available to the rear of the property, with two allocated parking spaces.

### **Additional Information**

Services:

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

Council Tax:

Stratford-on-Avon District Council - C

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile:

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, O2 and Three being 'Good outdoor, variable in-home' Coverage, and Vodafone being rated 'Good outdoor' coverage.

For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Tenure:

The property is Leasehold.

With a term of 999 years from 13 October 1995. The Service charges is approximately £122.90 pcm and covers regular window cleaning, buildings insurance, maintenance to communal areas as well as maintenance and repairs to the outside of the property. The Yew Trees development is managed by Kingsdale Land Limited. Vacant possession will be given upon completion of the sale.

The ground rent is £4.17 pcm.

Flood Risk:

This location is in a low and very low risk flood zone. For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

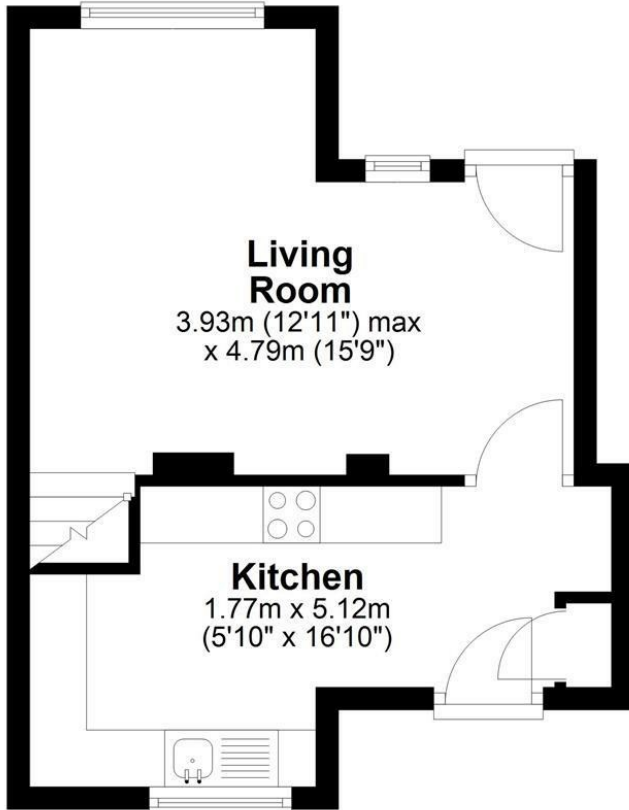
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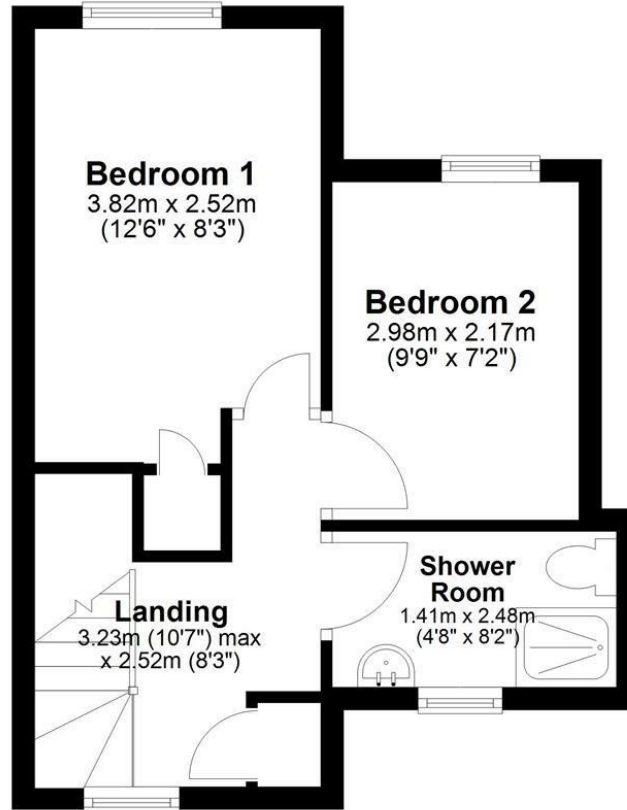
## Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



## First Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		73	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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