



24 (Plot 4) Rose Avenue,
Henley-In-Arden, Warwickshire, B95 5JR
£485,000

An exclusive development of five individually designed new build homes (benefitting from a 10-year ICW guarantee) in the popular and picturesque former market town of Henley-in-Arden.

Built and designed to a high specification, this semi-detached property has accommodation arranged over two floors and briefly comprises; three bedrooms, two bathrooms (including en-suite shower room), one reception room, dining kitchen with numerous integrated appliances, and downstairs WC. It further benefits from a private rear garden, two allocated parking spaces and an electric charging point.

Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has recently been awarded two "AA" rosettes), 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 railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



This property is the left-hand of a pair of semi-detached houses and is set back from the road behind a brick wall, which parts in the centre to provide vehicular entry to the tarmac access road and allocated parking area. From the parking area, there is a pedestrian gated entrance that leads to a paved footpath, which provides access to steps that lead to the front of the property. There is a lawned foregarden with a range of shrubs and the composite front door has an outdoor light with canopy storm porch above and traditional-style doorbell to the side.

Entrance Hall

17'0" x 5'10" (5.20m x 1.80m)

Inset doormat, wall mounted central heating controls, alarm panel, oak staircase with glazed inserts rising to the first floor, space for understairs storage/study area, telephone point, and radiator. Door to:

Downstairs WC

4'7" x 4'7" (1.40m x 1.40m)

'Floating' "Roca" WC with concealed cistern, vanity unit with inset "Roca" wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, radiator, and tiled flooring.

Lounge

16'4" (max) x 12'1" (5.00m (max) x 3.70m)

UPVC double glazed walk-in bay window to the front, UPVC double glazed window to the side, wall mounted electric fire, two TV aerial points, and two radiators.

Dining Kitchen

19'0" x 12'5" (5.80m x 3.80m)

UPVC double glazed window to the rear, UPVC double glazed bi-fold leading to the rear garden, "Ocean" fitted kitchen with a range of wall, drawer and base units with siltstone work surface, upstands and matching window sill over, inset "FRANKE" stainless steel sink unit with chrome mixer tap over, built-in "Neff" electric oven and grill with 'hide-and-slide' door, integrated "Neff" combination microwave and oven, inset "Neff" 4-ring induction hob with "Neff" chrome chimney-style extractor fan over, integrated "Neff" fridge-freezer, built-in "Neff" dishwasher, integrated "Caple" washer/dryer, cupboard housing the wall mounted "Worcester" combination boiler, TV aerial point, radiator, and wood effect tiled flooring.

First Floor Landing

UPVC double glazed windows to the rear, and radiator. Door to:

Bedroom One

14'5" (max) x 10'9" (4.40m (max) x 3.30m)

UPVC double glazed window to the rear, built-in wardrobes with hanging rail, shelving and drawers, TV aerial point, and radiator. Door to:

En-Suite Shower Room

6'10" x 4'11" (min) (2.10m x 1.50m (min))

Obscure UPVC double glazed window to the side, 3-piece suite comprising; shower cubicle with mains fed shower 'rain head' shower and handheld attachment over, 'floating' "Roca" WC with concealed cistern, vanity unit with inset "Roca" wash hand basin and chrome mixer tap over, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Two

10'9" x 10'2" (3.30m x 3.10m)

UPVC double glazed window to the front, built-in wardrobe with hanging rail, shelving and drawers, TV aerial point, and radiator.

Bedroom Three

10'5" x 7'10" (3.20m x 2.40m)

UPVC double glazed window to the rear, TV aerial point, and radiator.

Family Bathroom

7'10" x 6'6" (2.40m x 2.00m)

Obscure UPVC double glazed window to the front, 3-piece suite comprising; square edged bath with chrome mixer tap and handheld attachment over, 'floating' "Roca" WC with concealed cistern, vanity unit with inset "Roca" wash hand basin and chrome mixer tap over, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Airing Cupboard

With lighting, shelving, and radiator.

Rear Garden

Paved patio and lawned area with paved shed base, bound on three sides with timber fencing. A footpath to the side of the property leads to a timber pedestrian gate, which gives access to front.

Parking

With two allocated parking spaces and an electric charging point.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the kitchen.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band TBC

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 794 343/01789 330 915).

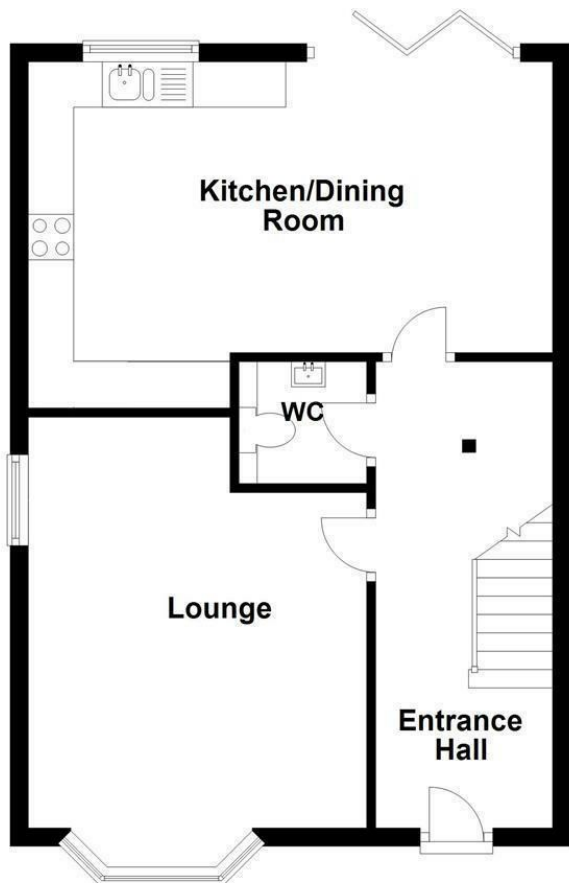
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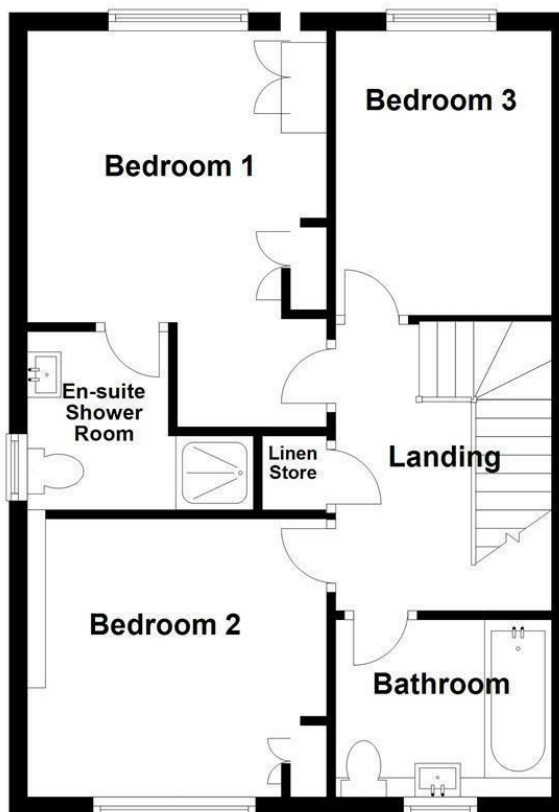
Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

