



10 Littleworth, Henley-in-Arden, Warwickshire, B95 6AG

UNDER APPLICATION A recently refurbished two bedroomed semi-detached property situated in the popular and sought after location of Henley-in-Arden.

The house is situated at the far end of Littleworth, in a quite location unaffected by passing traffic and has lovely countryside views to the rear.

The property briefly comprises; entrance hall, downstairs W.C, kitchen, living room/dining room, two double bedrooms, bathroom, driveway parking for two cars and private garden to the rear.

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 railway station offering regular trains to Birmingham City centre and Stratford-upon-Avon.

Sorry no pets and no smokers.



£925 Per Month



JOHN EARLE

74 High Street • Henley-in-Arden • Warwickshire • B95 5BX
Tel: 01564 794343 • Fax: 01564 794957 • E-mail: info@johnearle.co.uk

www.johnearle.co.uk

The property is set back from the road behind a tarmac driveway which provides parking for two vehicles. A timber gate provides side access to the rear garden and a timber door opens into:

Entrance Hall

With understairs storage cupboard, radiator, and doors to the cloakroom, kitchen and living room/dining room.

Cloakroom

5'6" x 2'7" (1.7m x 0.8m)

Low level W.C, wall-hung wash hand basin, tiling to splash-backs, extractor fan and radiator.

Kitchen

8'10" x 5'10" (2.7m x 1.8m)

Timber double glazed window to the front, a range of wall and base units with roll top work surface over, tiling to splash-backs, inset 1.25 sink unit with mixer tap over, built-in "Indesit" electric oven, inset 4-ring gas hob with extractor hood over, dishwasher, space for fridge-freezer and automatic washing machine, wall cupboard housing the "Vaillant" combination boiler.

Living Room/Dining Room

15'5" x 13'1" x 11'1" (4.7m x 4m x 3.4m)

L-shaped with UPVC double glazed patio doors opening out to the rear garden, timber framed fireplace with inset gas 'living flame' fire and radiator.

First Floor Landing

Storage cupboard with fitted shelving, hatch giving access to the loft and doors to both bedrooms and bathroom.

Bedroom One

13'5" (max) x 9'10"/11'1" (min) x 9'10" (4.1m (max) x 3m/3.4m (min) x 3m)

Timber double glazed window overlooking the rear garden, built-in wardrobe with hanging rail and shelving, radiator.

Bedroom Two

10'2" x 8'2" (3.1m x 2.5m)

Timber double glazed window overlooking the front of the property, built-in wardrobe with hanging rail and radiator.

Bathroom

6'10" x 6'2" (2.1m x 1.9m)

Obscure timber double glazed window to the side, walk-in shower unit with electric shower over, low level W.C, pedestal wash hand basin with chrome mixer tap over, chrome ladder-style heated towel rail, tiling to splash-backs, shaving point, extractor fan and tiled flooring.

Garden

Raised decking area providing excellent outdoor entertaining space, steps lead down to a lawned garden which is bound on all sides with timber fencing and has border of mature plants, shrubs and trees. There is a side passageway with a timber gate that provides access to the front of the property.

The garden looks over open countryside to the rear.

Additional Information

Services:

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

Council Tax:

Stratford-on-Avon District Council - Band D

Viewing:

Strictly by appointment with John Earle: 01564 794 343

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

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

