



EARLES
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21 Arden Road,
Henley-In-Arden, Warwickshire, B95 5LF
£410,000

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

Situated on Arden Road, just a short distance from the Henley-in-Arden High Street, this lovingly renovated and immaculately presented semi-detached property briefly comprises; three bedrooms, family bathroom, two reception rooms, breakfast kitchen, and downstairs WC. It further benefits from a good-sized South-facing rear garden, driveway parking to the front, and pleasant views over the historic Mount beyond.

The popular and picturesque former market town of 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 been awarded two "AA" rosettes), dentist, and medical centre. The property is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



The property is set back from the road and approached via a shared block paved driveway, which provides parking for several vehicles. The composite front door, with external lighting to either side, opens into:

Entrance Porch

5'10" x 3'7" (1.80m x 1.10m)

With UPVC double glazed windows to the sides. Obscure UPVC double glazed door into:

Hallway Area

11'9" x 6'2" (3.60m x 1.90m)

Staircase rising to the first floor, and radiator. Door into:

Lounge

17'8" x 10'9" (max)/9'10" (min) (5.40m x 3.30m (max)/3.00m (min))

Coving to the ceiling, UPVC double glazed window to the front, UPVC double glazed French doors leading to the rear garden, feature fireplace with inset log burning stove and timber mantel over, two radiators, and laminate flooring.

Dining Room

14'9" (max)/13'5" (min) x 10'2" (4.50m (max)/4.10m (min) x 3.10m)

Coving to the ceiling, UPVC double glazed bi-fold doors leading to the rear garden, fitted shelving, radiator, and laminate flooring. Opening into:

Breakfast Kitchen

17'0" x 9'6" (5.20m x 2.90m)

UPVC double glazed windows to the front, side and rear, UPVC double glazed door to the side, beautifully fitted "Howdens" kitchen with a range of wall, drawer and base units with wood effect laminate work surfaces and matching upstands over, feature plate rack, inset 1.25 bowl stainless steel sink with chrome mixer tap over, space for a 3-door range-style cooker, integrated fridge-freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, breakfast bar with space for two bar stools, and laminate flooring.

Downstairs WC

6'2" x 3'7" (max)/3'3" (min) (1.90m x 1.10m (max)/1.00m (min))

Obscure UPVC double glazed window to the front, low level WC, wall mounted wash hand basin with hot-and-cold taps over, chrome ladder-style heated towel rail, and laminate flooring.

First Floor Landing

Hatch giving access to the loft, and UPVC double glazed window to the front. Door into:

Bedroom One

12'1" x 10'2" (3.70m x 3.10m)

UPVC double glazed window to the rear, built-in wardrobes (full width) with hanging rail and drawers, and radiator.

Bedroom Two

12'1" (max)/10'9" (min) x 8'10" (3.70m (max)/3.30m (min) x 2.70m)

UPVC double glazed window to the rear, built-in wardrobe with hanging rail and shelving, and radiator.

Bedroom Three

9'2" x 8'10" (2.80m x 2.70m)

UPVC double glazed window to the front, built-in storage cupboard with fitted shelving, and radiator.

Family Bathroom

6'2" x 5'6" (1.90m x 1.70m)

Obscure UPVC double glazed window to the side, feature exposed brick wall, 3-piece suite comprising; roll top bath with mains fed 'drench head' shower, separate handheld attachment and chrome mixer tap over, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, shaver point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Airing Cupboard

Housing the gas-fired combination boiler with fitted shelving.

South-Facing Rear Garden

Mainly laid-to-lawn with raised decking area and borders housing a range of flowers, plants and shrubs, being bound on three sides by timber fencing. There is a timber shed and cold water tap. A timber gate also gives pedestrian access to the front of the property.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the airing cupboard off the first floor landing.

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/>. Fibre is already connected to the house.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

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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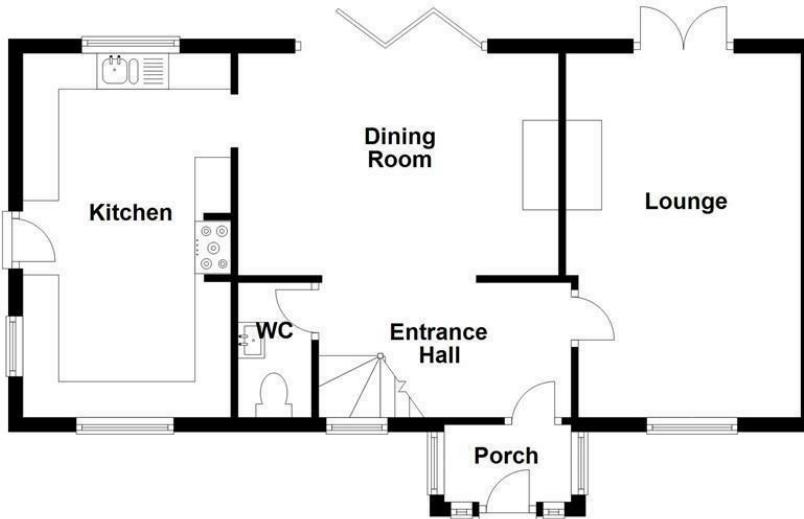


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Ground Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 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 of any contract.
Plan produced using PlanUp.