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**6 Barley Close**  
**Henley-In-Arden, Warwickshire B95 5HU**  
**Offers In The Region Of £545,000**

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



Located in a quiet, private residential road, this property offers light and spacious accommodation. Briefly comprising three bedrooms plus a loft room, two bathrooms, two reception rooms, breakfast kitchen and private West Facing rear garden.

The property further benefits from a feature Juliet balcony, UPVC double glazing, gas fired central heating, electric vehicle charging point, two large timber sheds/workshop, fully compliant 2020 gas & electric certificates, and is situated just moments stroll from the High Street, via a short cut, leading out next to the popular 'Henley Ice Cream' shop.

Barley Close is situated within walking distance of all the facilities in the popular town of Henley-in-Arden, including primary and secondary schools; a range of shopping and recreational opportunities; and a number of pubs and restaurants. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City centre and Stratford-Upon-Avon.



The property is set back from the road behind a tarmac driveway with parking for two cars. A timber gate to the side gives pedestrian access to the rear of the property. There is a storm porch with feature arch, an outside electricity point, quarry tiled floor and glazed timber door with matching glazed side panel. Front door opens into:

#### **Entrance Hall**

8'10" x 6'6" (2.7m x 2m)

With tiled floor, radiator, stairs rising to first floor and doors leading to:-

#### **Lounge**

14'1" (max) x 13'1" (max) (4.3m (max) x 4 (max))

With two UPVC double glazed windows to the front, radiator and feature fireplace with inset 'Log Burner' and timber mantle over.

#### **Inner Hallway**

Leading to Kitchen and Dining Room, with tiled floor, and pantry/storage cupboard.

#### **Cloakroom**

5'10" x 3'3" (1.8m x 1m)

Low Level W.C, wash hand basin, extractor fan, UPVC double glazed window to the side, space and plumbing for an automatic washing machine.

#### **Dining Room**

13'1" (max) x 11'1" (4m (max) x 3.4m)

Feature fire surround with space for an optional wood burner, radiator, UPVC double glazed door giving access to rear garden with matching UPVC double glazed side panel.

#### **Breakfast Kitchen**

16'4" (max) x 9'6" (5m (max) x 2.9m)

With tiled floor, dual fuel range-master cooker with 5 gas burners, two ovens and a grill, range-master chimney style extractor fan, dishwasher, space for a fridge-freezer, range of wall, base and drawer units with roll top work surfaces over, tiling to splash backs, inset 1 and a quarter bowl- single drainer sink unit with mixer taps, UPVC double glazed window overlooking the rear garden, radiator and UPVC double glazed door to the rear garden.

#### **First Floor Landing**

UPVC double glazed window to the side and doors to:-

#### **Bedroom One**

13'1" x 9'10" (4m x 3m)

Fitted wardrobes with matching drawers and overhead cupboards, radiator, UPVC double glazed french doors with two opening windows above. Juliet balcony giving views to the rear garden and feature grape vine. Central ceiling fan light.

#### **En-Suite**

7'10" (max) x 6'6" (max) (2.4m (max) x 2m (max))

Shower cubicle with mains fed shower, low level W.C, wash hand basin, vanity unit with inset wash hand basin and mixer tap over, roof light, airing cupboard housing wall mounted 'Baxi' combination boiler, chrome ladder style radiator and extractor fan.

#### **Bedroom Two**

14'5" (max) x 13'1" (max) (4.4m (max) x 4m (max))

With laminate flooring, two UPVC double glazed windows to the front and radiator.

#### **Bedroom Three**

11'9" x 7'10" (3.6m x 2.4m)

Built-in wardrobe, UPVC double glazed window to the rear, radiator and raised study area.

#### **Loft Room**

12'9" x 10'9" (max) (3.9m x 3.3m (max))

Accessed via a paddle staircase, Velux window, eaves storage and built in desk.

#### **Re-Fitted Family Bathroom**

9'2" x 7'2" (2.8m x 2.2m)

Quadrant shower cubicle with mains fed shower, corner bath with mixer taps and shower attachment, built in vanity cupboard with inset wash hand basin, low level W.C with concealed cistern, UPVC double glazed window to the front, fully tiled walls, wall mounted mirrored vanity unit, chrome ladder style radiator.

#### **West Facing Rear Garden**

Paved patio area with side access to the front of the property via a timber gate, brick built garden store, steps up to lawned area bound on both sides with timber fencing, feature pond with waterfall, borders containing mature shrubs, timber arch giving access to the rear of the garden with fruit & vegetable patches, two sheds with power & lighting.

#### **Additional Information**

Services:

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

Council Tax:

Stratford on Avon District Council - Band D

Tenure:

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

Fixtures & Fittings:

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

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343.

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