



32 The Croft, Henley-in-Arden, Warwickshire, B95 5DY

A well presented two bedroomed coach house apartment situated in a prime position within Henley-in-Arden. The property is located within a small sought-after residential development known as 'The Croft' and is situated just off Henley-in-Arden High Street, accessed via a private road. The properties were constructed in the late 1990s and enjoy a quiet location, with easy access to the many restaurants, pubs, shops, schools, doctors surgery and railway station, giving links to Stratford upon Avon and Birmingham City Centre.

The property briefly comprises; two double bedrooms, two reception rooms, modern kitchen, bathroom, off road parking for two vehicles and garage.

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.



£975 Per Month



JOHN EARLE

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Set back from the road, a timber front door with feature glazed inset opens into:-

Entrance Hall

With staircase rising to the first floor.

First Floor

With radiator, airing cupboard housing the hot water cylinder and shelving.

Kitchen

10'4" x 9'1" (3.16m x 2.77m)

Modern kitchen fitted with a range of wall, base and drawer units with feature LED under cupboard lighting and roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap and double glazed window overlooking the front, tiling to splash backs, built in 'Bosch' electric oven, inset 'Electrolux' 4 ring gas burning hob with chrome extractor hood over, pull out single larder unit. Integrated refrigerator, freezer, automatic washing machine and dishwasher. Cupboard housing wall mounted central heating boiler, radiator and archway opening into-

Dining Room

7'5" x 8'8" (2.28m x 2.66m)

Dual aspect with double glazed windows to the front and side, radiator.

Lounge

10'4" x 14'0" (3.16m x 4.29m)

Two double glazed windows to the front, double radiator, feature fire surround with inset electric fire and two built in cabinets either side. T.V aerial point and phone connection point.

Bedroom One

9'5" x 10'11" (2.88m x 3.34m)

Double glazed window to the rear, radiator. T.V aerial point and phone connection point, good size built in storage cupboard with hanging rail and shelving.

Bedroom Two

12'4" x 8'8" (3.78m x 2.66m)

Double glazed window to the front, radiator, full length fitted sliding door wardrobes with a range of hanging rails and shelving.

Bathroom

6'4" x 5'8" (1.95m x 1.75m)

P-shaped bath with chrome mixer tap, mains fed shower and glass shower screen over, feature wall tiling, vanity unit with inset wash hand basin with chrome mixer tap, low level W.C. with concealed cistern, shaving point, hatch giving access to the loft space, chrome ladder style heated towel rail and extractor fan.

Garage

Two Allocated Parking Spaces

One parking space to the front of the garage and one to the front of the property.

Additional Information

Services

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

Council Tax:

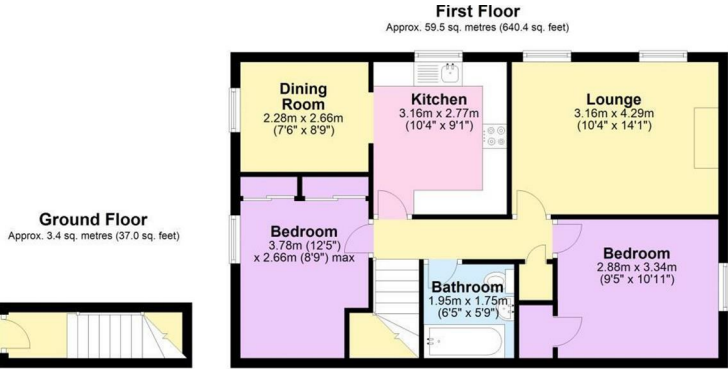
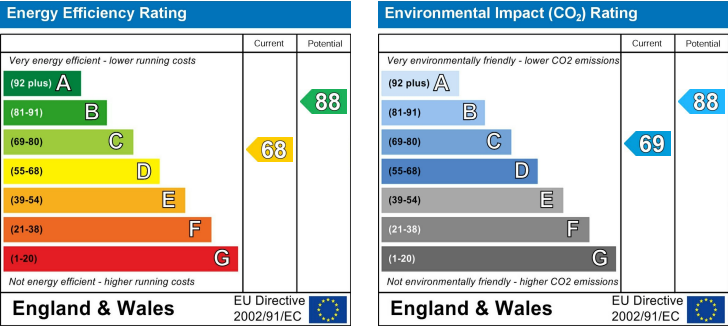
Stratford-upon-Avon District Council - Band D

Viewing

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

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

John Earle is a Trading Style of John Earle & Son LLP
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Total area: approx. 62.9 sq. metres (677.4 sq. feet)

