

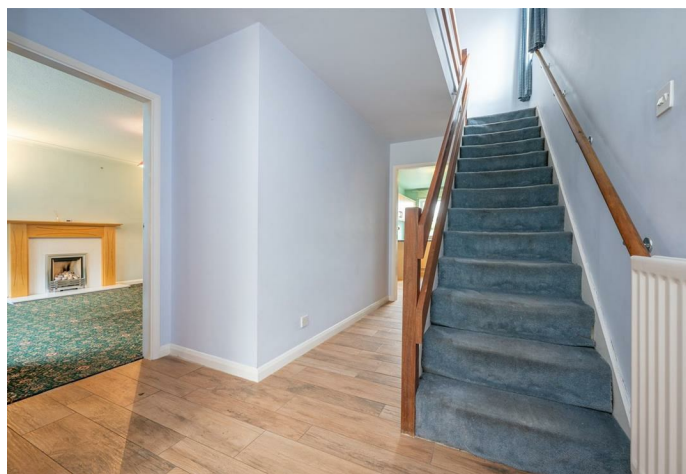


**17 Chingley Bank,
Henley-In-Arden, Warwickshire, B95 5LX
Offers In The Region Of £475,000**

A fantastic opportunity to acquire a four bedroomed detached property situated in the sought after location of Henley-in-Arden. Located on a quiet cul-de-sac, just a moments stroll from the High Street, 'Jubilee Park' and the Historic 'Mount', the property is set amongst green landscape with a private aspect to the front, and open tree/roof top views to the rear. Offering excellent potential for improvement, modernisation and for those looking to put their own 'stamp' on. The property was first constructed in 1976, and has and only ever had one owner from new. Benefiting from light and spacious living accommodation making an ideal family home. Briefly comprising; four bedrooms, family bathroom, two reception rooms, fitted kitchen and downstairs W.C. It further benefits from a West facing rear garden, large integral tandem garage and driveway parking to the front.

This property is being offered for sale with no onward chain.

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), 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.



Situated on a quiet cul-de-sac, the property is approached behind a laid to lawn foregarden and tarmacadam driveway providing off road parking and access to the garage. A wrought iron gate provides side access to the rear garden. Beneath a canopy porch, a timber obscure glazed door opens into:-

Entrance Hall

With staircase rising to the first floor, radiator, under-stairs storage cupboard, laminate flooring and door opening into:-

Cloakroom

6'11" x 3'3" (2.12m x 1.01m)

With laminate flooring, low level W.C, floating wash hand basin, tiling to splash backs, radiator and UPVC obscure double glazed window to the side.

Living Room

17'11" x 14'11" max / 11'11" min (5.47m x 4.55m max / 3.65m min)

With UPVC double glazed bow window to the front, feature fireplace with inset 'living flame' gas fire with timber surround over, radiator and glazed door leading through to the dining room.

Kitchen

12'11" x 8'11" (3.95m x 2.73m)

Laminate flooring continues from the hall. A range of wall, base and drawer units with roll top work surfaces over, inset 1 1/4 sink unit with chrome mixer tap, tiling to splash backs, UPVC double glazed window overlooking the rear garden, built in oven and grill, inset 4-ring gas hob with extractor hood over, integrated fridge/freezer, radiator and door through to the garage.

Dining Room

11'11" x 10'6" (3.64m x 3.22m)

With large UPVC double glazed window to the rear. UPVC double glazed door to the rear garden and radiator.

First Floor

UPVC double glazed window to the side, airing cupboard housing the hot water cylinder and fitted shelving, hatch

giving access to the loft and doors to four bedrooms and bathroom.

Bedroom One

12'0" x 9'4" min / 11'4" max (3.67m x 2.87m min / 3.47m max)

With timber window to the front, radiator and 3-door fitted wardrobe with hanging rail and shelving.

Bedroom Two

11'11" x 10'0" (3.65m x 3.05m)

With large UPVC double glazed window overlooking the rear garden and roof tops beyond, radiator and fitted wardrobe with hanging rail and shelving.

Bedroom Three

10'0" x 9'1" (3.05m x 2.77m)

With large UPVC double glazed window overlooking the rear garden and roof tops beyond, radiator.

Bedroom Four

9'1" x 8'2" (2.79m x 2.51m)

With timber window to the front, radiator and fitted wardrobe with hanging rail and shelving.

Bathroom

6'1" x 11'10" into shower / 8'8" min (1.87m x 3.62m into shower / 2.66m min)

4-piece suite comprising panelled bath, low level W.C, pedestal wash hand basin and shower unit with electric 'Mira' shower over, tiling to splash backs, radiator and UPVC double glazed obscure window to the rear.

West Facing Rear Garden

Mainly laid to lawn, bound on all sides with timber fencing. A paved footpath with wrought iron gate provides side access to the front of the property and a UPVC door leads through to the garage.

Integral Garage

This generous sized tandem garage features power and lighting, up and over garage door, space and plumbing for an automatic washing machine and Belfast sink unit, wall mounted 'Worcester' central heating boiler, double glazed window and door to the rear garden.

Additional Information

Services:

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

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. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

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

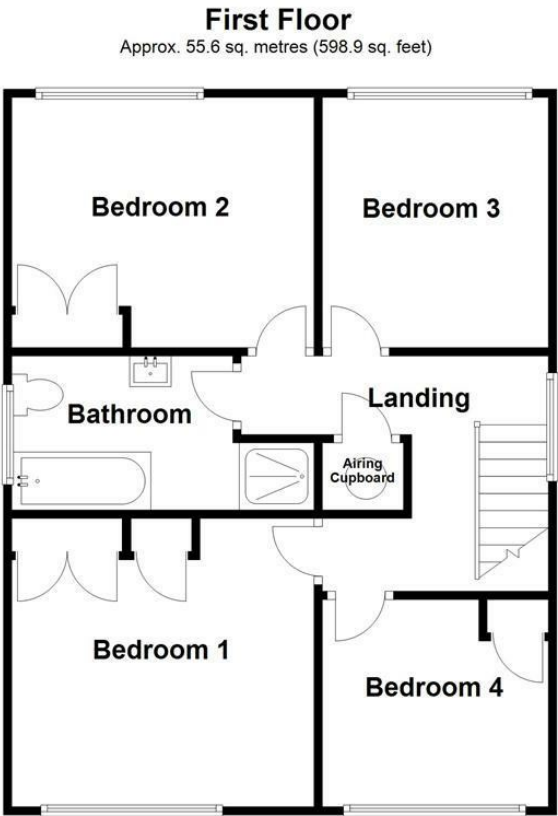
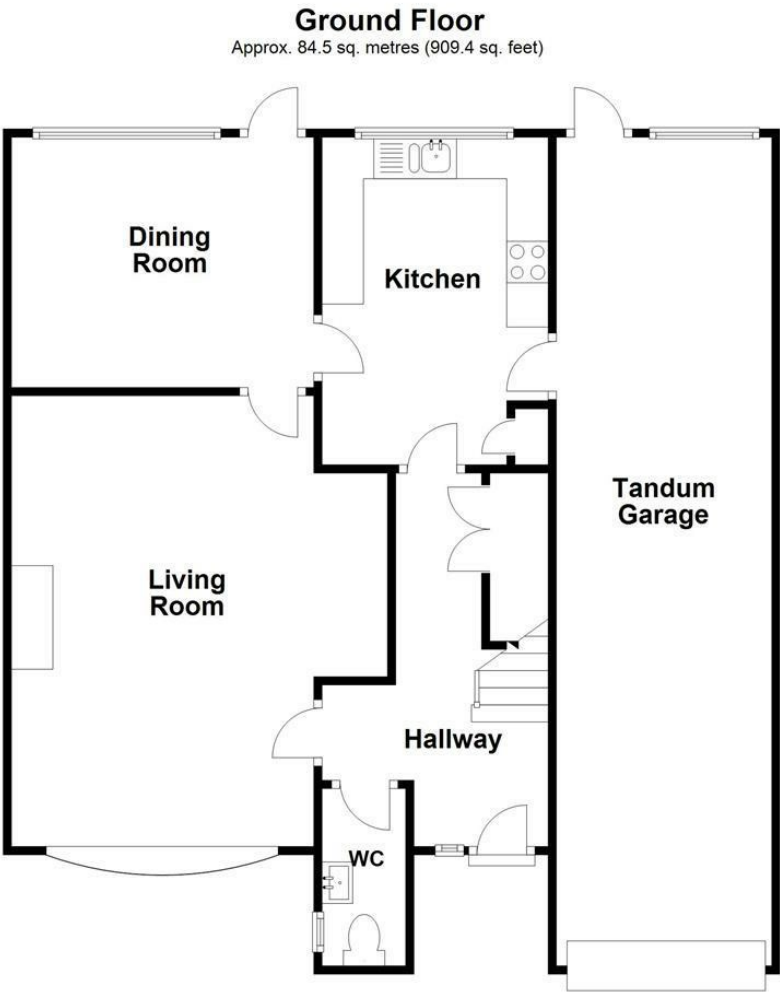
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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Total area: approx. 140.1 sq. metres (1508.4 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		
	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	

