



**EARLES**  
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**18 Brook End Close  
Henley-In-Arden, B95 5JE  
Offers In The Region Of £535,000**

A rare opportunity to acquire this well-presented semi-detached family home in the highly sought-after location of Henley-in-Arden. The property is situated on a quiet cul-de-sac just off Brook End Drive and within easy walking distance of the High Street.

In brief, the accommodation comprises; three bedrooms, family bathroom, open plan living/dining/family room, modern fitted kitchen, utility room, and downstairs cloakroom. The property further benefits from a private West-facing rear garden with useful home office, single garage, and driveway parking to the front.

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 highly commended 'The Mount by Glynn Purnell'), dental practice 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 direct trains to Birmingham City Centre and Stratford-upon-Avon.



The property is set back from the road behind a resin driveway, which provides parking for two vehicles and gives access to the garage. To the side, a wrought iron gate allows pedestrian access to the rear garden. There is a well maintained lawned foregarden, which is enclosed by brick walls to three sides, and block paved area with steps that lead up to the composite front door, which opens into:

#### **Entrance Porch**

With UPVC double glazed windows to the front and glazed window into the hallway. Timber door into:

#### **Hallway**

With turned staircase rising to the first floor, understairs storage cupboard, radiator, and "Travertine" stone tiled flooring (with underfloor heating). Door into:

#### **Downstairs Cloakroom**

With low level WC, wall mounted wash hand basin with chrome mixer tap over, extractor fan, tiling to splashback areas, and chrome ladder-style heated towel rail.

#### **Understairs Storage Cupboard**

With lighting.

#### **Open Plan Living/Dining/Family Room**

##### **• Living Area**

With UPVC double glazed window to the front, feature fireplace with inset log burner and timber mantel over, and radiator.

##### **• Dining and Family Area**

With feature double glazed vaulted ceiling lantern, UPVC double glazed French doors (with matching windows) leading to the rear garden, radiator, and engineered hard wood flooring.

#### **Kitchen**

Shaker-style fitted kitchen with a range of wall, drawer and base units with solid oak work surfaces over, inset Belfast sink with brushed brass mixer tap over, space for a 3-door/5-ring gas hob range-style cooker with chimney-style extractor hood over, space for a fridge-freezer, tiling to splashback areas, "Travertine" stone tiled flooring (with underfloor heating). UPVC double glazed window to the rear and UPVC double glazed door leading to the rear garden, Opening into:

#### **Utility Room**

With a run of solid oak work surface, space and plumbing for a dishwasher, and space and plumbing for an automatic washing machine.

#### **First Floor Landing**

With large UPVC double glazed window to the front overlooking the roof tops and church beyond, radiator and doors to three bedrooms and family bathroom.

#### **Bedroom One**

Dual aspect; with UPVC double glazed windows to the front and rear, and radiator.

#### **Bedroom Two**

With UPVC double glazed window to the rear and radiator.

#### **Bedroom Three**

With UPVC double glazed window to the rear and radiator.

#### **Family Bathroom**

4-piece suite comprising; panelled bath with chrome mixer tap over, corner shower unit with mains fed 'drench head' shower and additional handheld attachment over, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail and obscure UPVC double glazed window to the side.

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

The garden is thoughtfully arranged over two tiers, with the first level featuring a raised lawn area with paved patio, being ideal for outdoor entertaining. Outdoor cold water tap. There are borders housing a range of plants and shrubs, and to the side, a wrought iron gate provides pedestrian access to the front of the property. A couple of steps lead up to the second level, which includes a feature apple tree and gives access (via a pair of UPVC double glazed doors) to:

#### **Home Office**

Having a multitude of uses; with UPVC double glazed window to the side, lighting, power, internet connection, wireless electric heater, and laminate flooring. There is also an outdoor electricity point.

#### **Garage**

With metal up-and-over door to the front, lighting, power, and wall mounted gas-fired central heating combination boiler.

#### **Additional Information**

#### **Services:**

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the garage.

#### **Broadband and Mobile:**

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

#### **Council Tax:**

Stratford-on-Avon District Council - Band D

#### **Fixtures & Fittings:**

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

#### **Flood Risk:**

This location is in Flood Zone 1 (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

#### **Tenure:**

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

#### **Viewing:**

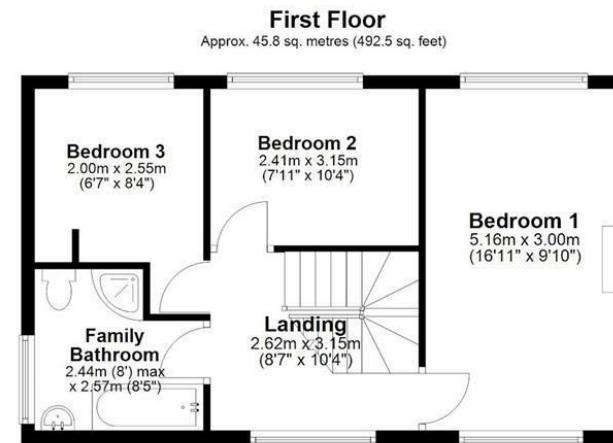
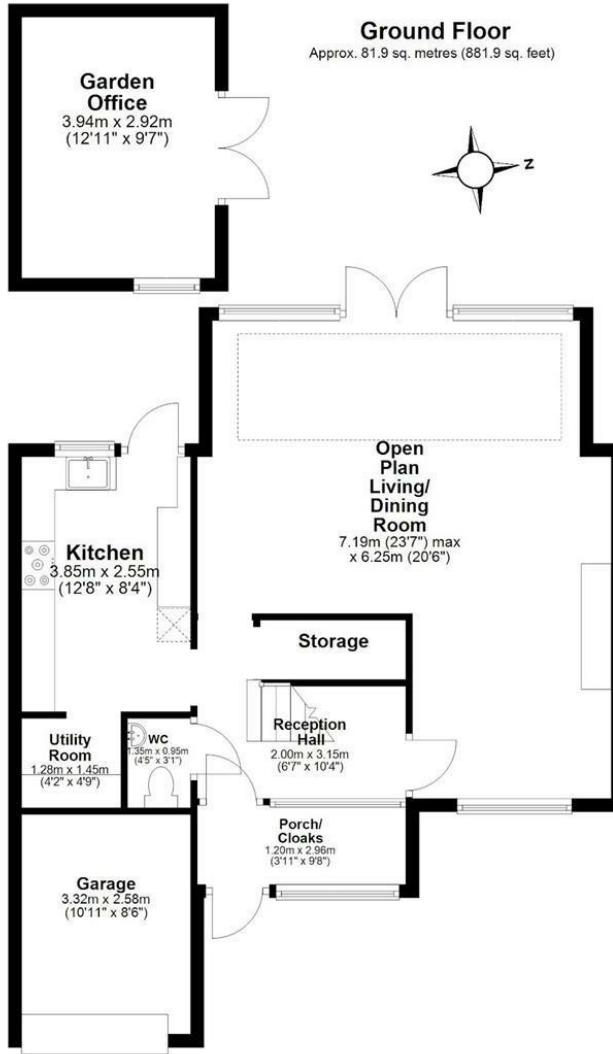
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 127.7 sq. metres (1374.4 sq. feet)

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

