



EARLES
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**2 Henley Grange,
Stratford Road, Henley-In-Arden, Warwickshire, B95 6AE
£1,600 Per Month**

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

UNDER APPLICATION Part of the select 'Henley Grange' development, this is a modern semi-detached property with accommodation spread over three floors. The property briefly comprises; four double bedrooms, three bathrooms (including one en-suite), generously sized lounge with dining area, breakfast kitchen, and downstairs WC. It further benefits from a low maintenance rear garden, garage, and off-road parking.

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, and a dentist and doctor's 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.



Located within the gated complex of Henley Grange, this property is set back behind wrought iron railings and gates. A paved footpath leads to a timber gate at the side of the property, which leads into the rear garden, and the UPVC double glazed front door with matching side panels opens into:

Entrance Hall

23'7" x 5'6" (7.20m x 1.70m)

With staircase rising to the first floor, understairs storage cupboard, radiator, and oak laminate flooring. Door to:

Downstairs WC

6'10" x 3'7" (2.10m x 1.10m)

Obscure UPVC double glazed window to the front, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, radiator, and oak laminate flooring.

Breakfast Kitchen

13'1" (max) x 12'1" (4.00m (max) x 3.70m)

UPVC double glazed window to the front, fitted kitchen with a range of wall, drawer and base units with granite work surface and matching upstands over, inset stainless steel "FRANKE" sink unit with chrome mixer tap over, built-in "Neff" double oven, inset "Neff" 5-ring gas hob with glazed splashback and matching stainless steel chimney-style extractor hood over, integrated "Neff" fridge-freezer, integrated "Neff" dishwasher, integrated "Indesit" washer-dryer, wall mounted "Ideal Logic Heat H15" gas-fired combination boiler, vertical radiator and oak laminate flooring.

Lounge With Dining Area

20'4" x 11'5" (6.20m x 3.50m)

UPVC double glazed windows to the side, UPVC double glazed French doors with matching side panels leading out to the rear garden, feature fireplace with inset gas-fired living flame fire, two radiators, and oak laminate flooring.

First Floor Landing

UPVC double glazed window to the rear, staircase rising to the second floor, and radiator. Door to:

Bedroom One

18'0" x 12'5" (5.50m x 3.80m)

UPVC double glazed windows to the front, a range of built-in wardrobes and drawers, and radiator. Door to:

En-Suite Shower Room

7'6" x 6'2" (2.30m x 1.90m)

Obscure UPVC double glazed window to the side, 3-piece suite comprising; large shower cubicle with mains fed 'drench head' shower, additional handheld attachment and glazed sliding doors, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to walls, electric shaving point, and chrome ladder-style heated towel rail.

Bedroom Two

12'5" (max) x 11'5" (3.80m (max) x 3.50m)

UPVC double glazed window to the rear, built-in wardrobes, and radiator.

Family Bathroom

7'6" x 6'2" (2.30m x 1.90m)

3-piece suite comprising; P-shaped panelled bath with mains fed shower chrome mixer tap over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to the walls, electric shaving point, and chrome ladder-style heated towel rail.

Second Floor Landing

With hatch giving access to the loft void, and "Keylite" roof window to the rear elevation. Door to:

Airing Cupboard

With 180-Litre pressurised water cylinder and shelving above.

Bedroom Three

11'5" x 9'6" (plus recess) (3.50m x 2.90m (plus recess))

UPVC double glazed window to the front, built-in wardrobes, space in the alcove for a desk, and radiator.

Bedroom Four

11'9" x 11'5" (max) (3.60m x 3.50m (max))

With "Keylite" roof window to the rear elevation, UPVC double glazed window to the side, a range of built-in wardrobes and drawers, and radiator.

Shower Room

8'10" x 3'7" (2.70m x 1.10m)

3-piece suite comprising; shower cubicle with mains fed 'drench head' shower, additional handheld attachment and glazed sliding door, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to walls, and chrome ladder-style heated towel rail.

Rear Garden

Block paved patio and low maintenance artificial lawned areas bound on three sides by timber fencing. There is outdoor lighting, cold water tap, and a shed. UPVC pedestrian door opens into:

Garage

18'0" x 8'10" (5.50m x 2.70m)

With electronically operated up-and-over door, power, and lighting. To the front of the garage, there is a block paved driveway for parking.

Additional Information

Services:

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

Council Tax:

Stratford-on-Avon District Council - Band F

Viewing:

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

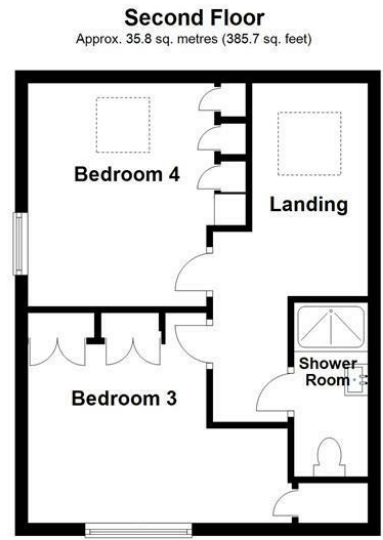
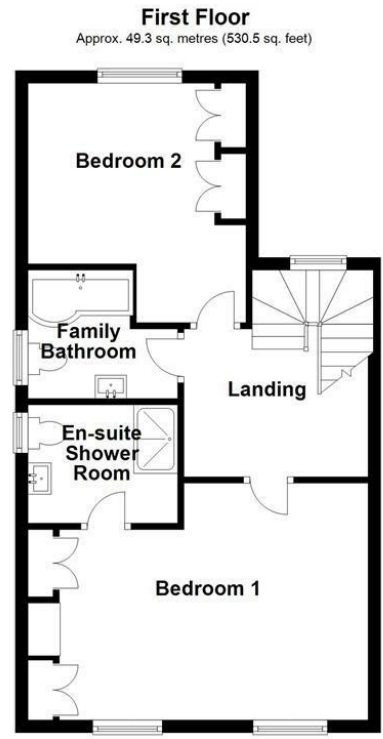
A holding deposit, equivalent to 1 weeks' rent, is required.

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

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Total area: approx. 149.4 sq. metres (1608.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details 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		86
(81-91)	B	78	
(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	

