



**5 Rose Avenue
Henley-In-Arden, B95 5JR
£1,295 PCM**

A well presented three bedroomed, one bathroomed character property situated in the sought after location of Henley-in-Arden. The property encompasses a wealth of character features throughout, all while having the efficiency of a modern day property. The property briefly comprises; entrance hall, living room with feature bay window and feature fireplace, kitchen diner, conservatory to the rear garden, utility room and W.C to the ground floor. There are three bedrooms and bathroom to the first floor. The property further benefits from a low maintenance south facing landscaped garden, UPVC double glazing throughout, gas central heating and light and well proportioned rooms.

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 local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.

Available 1st May 2025



A timber front door opens into:-

Entrance Hall

4'1" x 2'11" (1.25m x 0.89m)

Door Opens Into:-

Living Room

13'8" x 15'10" (4.19m x 4.84m)

UPVC double glazed bay window to the front, feature fireplace, feature coving, two radiators and stairs rising to the first floor.

Door opening into:-

Kitchen/Dining Room

12'9" x 12'5" (3.91m x 3.80m)

PVC double glazed window to the rear, a range of wall, drawer and base units with roll top work surface over, inset stainless steel 1.25 sink unit with chrome mixer tap over, built-in electric oven and grill, inset 4-ring electric hob with extractor hood over, integrated fridge, tiling to splashbacks, and a radiator.

Rear Lobby

3'8" x 5'2" (1.14m x 1.60m)

With space and plumbing for a washing machine.

Conservatory

9'1" x 9'6" (2.79m x 2.90m)

With laminate flooring

W.C.

3'2" x 5'2" (0.98m x 1.60m)

With low level W.C, wash hand basin with chrome mixer tap over.

Bedroom One

13'1" x 11'9" (3.99m x 3.59m)

UPVC double glazed window to the front, built-in wardrobes with hanging rail and shelving, and one radiators.

Bedroom Two

12'3" x 11'8" (3.74m x 3.56m)

UPVC double glazed window to the front and one radiator.

Bedroom Three

8'10" x 5'11" (2.71m x 1.81m)

UPVC double glazed window to the front and one radiator.

Family Bathroom

3-piece suite comprising; bath unit with chrome mixer tap and shower attachment over, low level W.C and pedestal wash hand basin. Tiling to splashback areas, extractor fan, shaving point and a radiator.

Garden

Mainly laid to gravel with paved patio area which is ideal for outdoor entertaining. Bound by timber fencing on three sides and with borders of mature plants and shrubs. There is also a timber shed providing extra storage space.

Parking

On road parking is available on Rose Avenue and the High Street to all residential houses fronting the road. Residents can buy 3 permits from the Local Authority at a cost of £25 per permit, per annum, which means they can park all day and all night without charge or penalty - www.warwickdc.gov.uk (search parking permits).

Additional Information

Services:

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

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Stratford-on-Avon District Council - Band B

Viewing:

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

A holding deposit is required equivalent to 1 weeks rent.

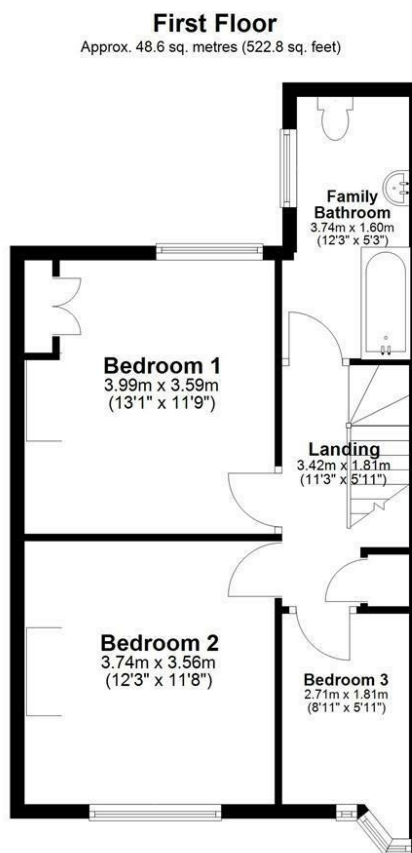
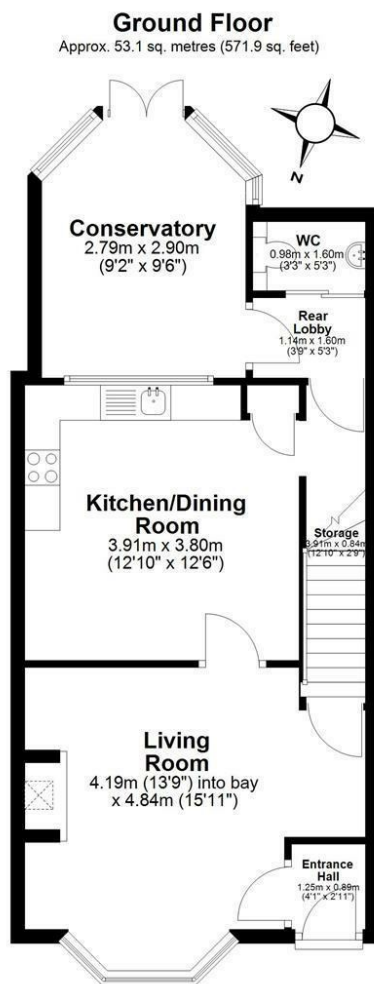
A dilapidations deposit is applicable, equivalent to 5

weeks rent - this will be registered with the TDS (www.tds.gb)

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Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
(82 plus) A		
(61-81) 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

