



**EARLES**

TRUSTED SINCE 1935



**27 High Street,  
Henley-In-Arden, Warwickshire, B95 5AA**  
**£1,500**

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UNDER APPLICATION-A deceptively spacious, charming mid terraced cottage situated in the much sought after location of Henley-in-Arden. The property encompasses a wealth of character features throughout with flagstone flooring, open fireplace, log burning stove and exposed timber beams. Briefly comprising; lounge, dining room, breakfast kitchen, garden room, utility /store and shower room to the ground floor, two bedrooms and bathroom to the first floor, and bedroom with dressing room to the second floor. Further benefiting from an attractive low maintenance rear garden with patio, decking and lawn area, double glazing and gas central heating.

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.



From the High Street, a timber door opens into:-

### **Lounge**

17'1" max x 16'0" max (5.23m max x 4.90m max)

With double glazed bay window to the front, inset coir mat, flagstone flooring, feature inglenook fireplace with inset open grate fire with brick surround, tiled hearth and timber beam over, door to storage cupboard, radiator, staircase rising to the first floor, under-stairs storage cupboard and exposed timber beams. An opening leads through to:-

### **Dining Area**

10'11" x 9'1" max (3.34m x 2.77m max)

With radiator, wall cupboard, door to utility and shower room. A glazed timber door with matching side panel opens into:-

### **Breakfast Kitchen**

20'6" x 8'7" (6.26m x 2.62m)

A range of wall, base and drawer units with work surfaces over. Range Style 3- door cooker with gas burning hob and chimney style extractor hood over, inset 1 1/4 stainless steel sink unit with chrome mixer tap over, dishwasher, under-counter refrigerator, feature vaulted ceiling with exposed timber beams and window, window overlooking the rear garden, feature log burning stove. Double glazed door with matching side window opens into:-

### **Garden Room**

13'2" x 8'4" (4.02m x 2.56m)

Belfast sink unit, double glazed door with matching side window opens out to the rear garden, glass roof.

From the dining room, a door opens into:-

### **Store / Utility Room**

Ample storage space with coat hooks and shelving. Space and plumbing for an automatic washing machine. Door opening into:-

### **Shower Room**

Walk in shower unit, double glazed window to the rear,

vanity unit with inset wash hand basin and low level W.C with concealed cistern.

### **First Floor**

Door to linen cupboard, doors to two bedrooms and bathroom and door to staircase rising to the second floor.

### **Bedroom Two**

12'9" max x 11'2" max (3.90m max x 3.42m max)

Double glazed window to the front, radiator and door to storage cupboard.

### **Bedroom Three**

10'0" x 6'9" (3.05m x 2.07m)

With double glazed window to the rear and radiator.

### **Bathroom**

Panel bath with chrome mixer tap, shower and glass shower screen over, low level W.C, pedestal wash hand basin, tiling to splash backs and double glazed window to the side.

From the first floor, a spiral cast iron staircase rises to the second floor.

### **Bedroom One**

16'0" x 6'10" (4.90m x 2.10m)

Feature exposed timber beams, double glazed skylight and storage cupboards to the eaves.

### **Dressing Area**

Double glazed window to the rear and feature exposed timber beams.

### **Rear Garden**

This attractive low maintenance rear garden comprises; paved patio area, decking area and laid to astro turf garden to the rear. With timber shed, log store and a range of bushes and shrubs.

### **Parking**

On road parking is available on the High Street and all residential houses which front Henley High Street 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](http://www.warwickdc.gov.uk) (search parking permits).

### **Additional Information**

Services:

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

Council Tax:

Stratford-on-Avon District Council - Band F

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 330 Mbps and highest available upload speed 30 Mbps.

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

Viewing:

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

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

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS ([www.tds.gb](http://www.tds.gb)).

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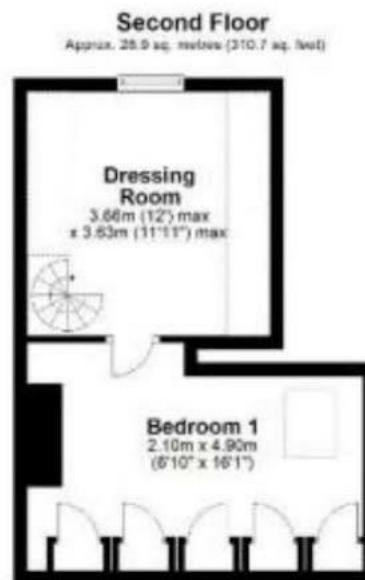
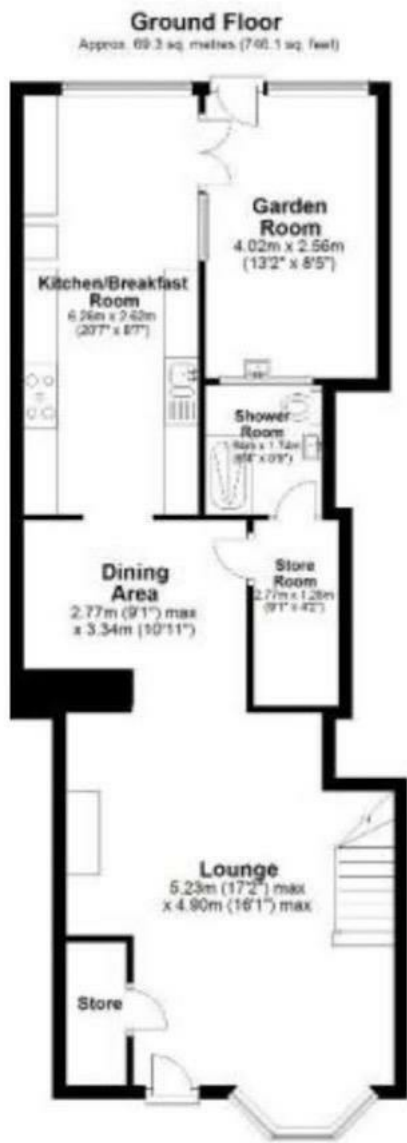












Total area: approx. 136.9 sq. metres (1473.9 sq. feet)

For identification purposes only. The plan has not been drawn to scale and should not be relied upon for anything other than its approximate relationship from one room to another.  
Plan produced using PlanUp

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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

