



**4 Alne Close
Henley-in-Arden, Warwickshire B95 5JZ
Offers in Excess of £435,000**

A wonderful opportunity to acquire this much-loved and deceptively spacious five-bedroom family home, ideally positioned on Alne Close, just a moments stroll from the High Street.

Owned by the same family for almost 30 years, the property was thoughtfully extended in 2018 with a two-storey addition, creating flexible space perfectly suited to multi-generational living.

The accommodation briefly comprises: welcoming entrance hall, spacious living room, modern breakfast kitchen, utility room, versatile family room, five generously sized bedrooms, a family bathroom, additional shower room or walk-in wardrobe (optional), and a low-maintenance west-facing courtyard garden.

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.



Set back from the road behind an attractive lawned foregarden. A paved footpath leads to the front of the property, with a UPVC double glazed front door, with matching side panels, opening into:-

Entrance Hall

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

Living Room

UPVC double glazed window to the front, radiator, feature fireplace with inset gas fire, tiled hearth and timber surround over. Glazed door opening into:-

Breakfast Kitchen

Accessed from both the hall and living room, this well presented breakfast kitchen comprises a range of wall, base and drawer units with roll top work surfaces over, inset sink unit with chrome mixer tap, UPVC double glazed window overlooking the rear garden, built in 'Hotpoint' oven, inset 4-ring gas hob with extractor hood over, tiling to splash backs, space and plumbing for an automatic washing machine and dishwasher, integrated fridge/freezer, laminate flooring, radiator, space for a breakfast table and chairs, UPVC double glazed sliding doors opening out to the rear garden, and door opening into:-

Utility

Wall and base units with roll top work surfaces over, inset sink unit with chrome mixer tap, space for an under counter refrigerator and freezer, extractor fan, laminate flooring, UPVC double glazed door to the rear garden, and door opening into:-

W.C.

With laminate flooring, low level W.C, floating wash hand basin and ladder style heated towel rail.

From the utility, an opening leads through to:-

Family Room

With UPVC double glazed window to the front and radiator.

First Floor

L shaped landing with hatch giving access to the loft with drop down ladder, lighting and boarded. Airing cupboard housing the hot water cylinder and fitted shelving, built in storage cupboard with hanging rail and shelving, doors to

five bedrooms and two bathrooms. There is a second loft hatch on the landing which houses the 'Worcester' gas central heating boiler.

Bedroom One

With UPVC double glazed window to the rear, radiator and built in wardrobes with hanging rails and shelving.

Bedroom Two

UPVC double glazed window to the front overlooking the roof tops and 'the mount' beyond, radiator.

Family Bathroom

3-piece white suite comprising; panelled bath with 'Mira Enthuse' electric shower and glazed screen over, pedestal wash hand basin and low level W.C. Tiling to the walls, radiator and two obscure UPVC double glazed windows to the rear.

Bedroom Three

With UPVC double glazed window to the front overlooking the roof tops and 'the mount' beyond, and radiator.

Bedroom Four

With UPVC double glazed window to the rear and radiator.

Bedroom Five

With UPVC double glazed window to the front overlooking the roof tops and 'the mount' beyond, radiator and built in linen cupboard with fitted shelving.

Shower Room/Walk in Wardrobe (Unfinished)

Provides an opportunity for a prospective buyer to either fit out as either a walk in wardrobe or shower room.

West Facing Courtyard Garden

A low maintenance, sunny courtyard garden bound on all sides by timber fencing. Paved patio, borders housing mature trees and bushes, timber shed, outdoor cold water tap, and timber pedestrian gate providing rear access.

Parking

There is parking available to the front of the property via a residents permit, where you can buy 3 permits from the Local Authority at a cost of approximately £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/>

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

The property itself is in a flood zone 1 (low probability), however due to the surrounding areas closeness to the river Alne, within the proximity are flood zones 2 and 3, although we are re-assured by the vendor that the property has never flooded during the 29 years of ownership, and the buildings insurance is provided on standard terms.

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).

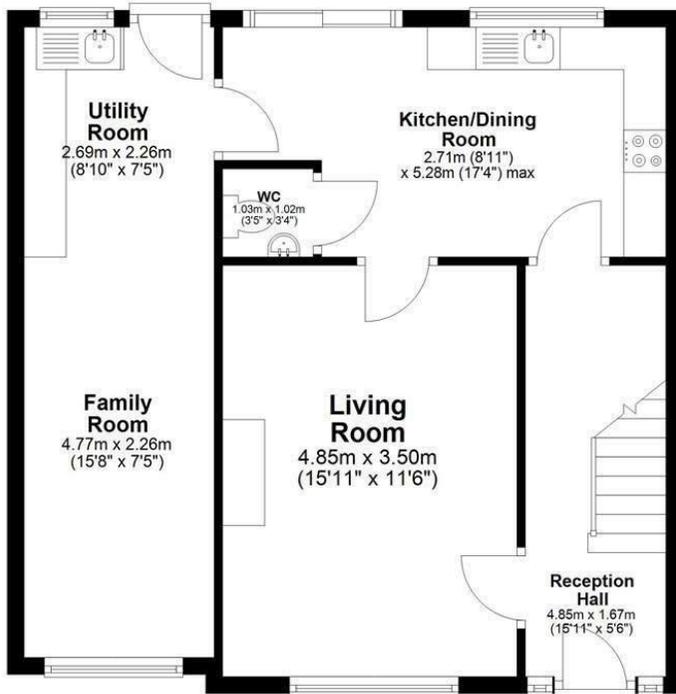
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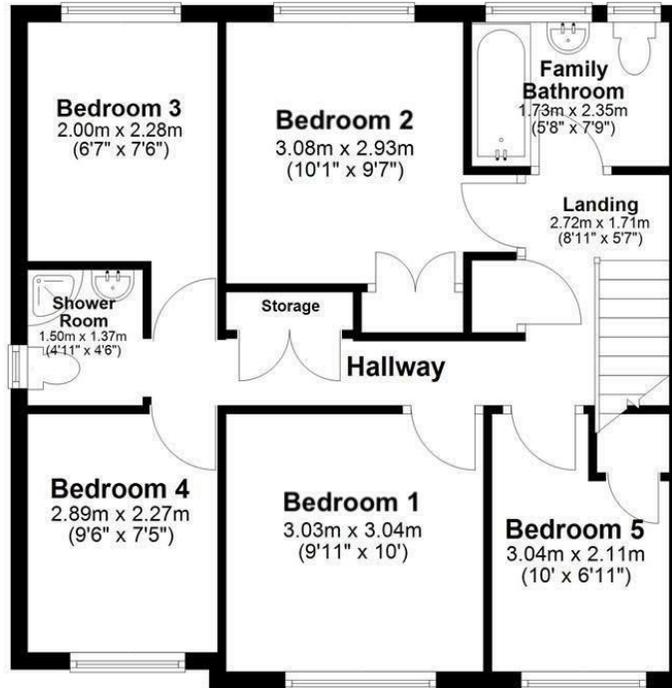
Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Total area: approx. 116.1 sq. metres (1250.1 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 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	

