



EARLES
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**20 Mount Road,
Henley-In-Arden, Warwickshire, B95 5LU
£375,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A beautifully presented two/three bedroomed family home, on a spacious corner plot, extended and refurbished to provide comfortable, modern accommodation. Situated in the sought after location of Henley-in-Arden and just a moments stroll to all amenities.

The property briefly comprises; entrance hall, cloakroom, open plan kitchen diner, lounge, two bedrooms, first floor study/bedroom three, modern bathroom and low maintenance, private rear garden. The property further benefits from off road driveway parking for two vehicles, UPVC double glazing throughout 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 opportunities, a number of pubs and restaurants as well as a doctor's surgery and dentist. It is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City Centre and Stratford-upon-Avon.



Set back from the road behind a gravelled driveway which provides off road parking for two vehicles. A timber gate provides side access to the garden, and there is a laid to lawn foregarden. Beneath a canopy porch a solid wood front door with feature glazed leaded light insert opens into:-

Entrance Hall

With engineered oak flooring, radiator, staircase rising to the first floor, UPVC double glazed window to the front and door opening into:-

Cloakroom

5'2" x 4'11" (1.6m x 1.5m)

With tiled flooring, low level W.C, vanity unit with inset wash hand basin with chrome mixer tap and splash back over, UPVC double glazed obscure window to the side, chrome ladder style heated towel rail, extractor fan and door to the airing cupboard housing the 'Baxi' combination boiler.

From the hall, a glazed door opens into:-

Open Plan Kitchen Diner

20'3" x 13'10" (6.18m x 4.22m)

With engineered oak flooring continuing from the entrance hall. A range of modern, high gloss wall, base and drawer units with square edged work surfaces over, matching up-stands and feature tiling to splash backs, inset 1 1/4 sink unit with chrome mixer tap over. Built in 'Siemens' electric fan assisted oven, inset 4-ring electric hob with chimney style extractor over. Integrated fridge/freezer and 'Beko' dishwasher. Space for an automatic washing machine. Integrated wine rack.

To the dining area is a feature panelled wall with radiator, wall mounted T.V point and two UPVC double glazed patio doors opening out to the garden and decking area.

Lounge

16'10" x 9'8" (5.14m x 2.97m)

Two UPVC double glazed windows to the front, two radiators, feature fireplace with electric 'Living Flame' fire and timber surround, two wall mounted T.V points and door to under stairs storage cupboard.

First Floor

UPVC double glazed window to the front and hatch giving access to the loft.

Bedroom One

13'10" x 9'8" (4.22m x 2.97)

With two UPVC double glazed windows to the front, mirrored wardrobes and radiator.

Bedroom Two

10'3" x 6'6" (3.13m x 2.00m)

UPVC double glazed window to the side, wardrobe and radiator.

Bedroom Three / Study

6'11" x 5'1" (2.12m x 1.56m)

UPVC double glazed window to the side and radiator.

Bathroom

11'1" x 4'3" (3.4m x 1.3m)

Luxury bathroom suite with feature tiled flooring and matching wall tiling to half height. P-Shaped bath with mains fed 'Drench' head shower over with additional shower attachment and glazed shower screen. Vanity unit with inset wash hand basin with chrome mixer tap over. Low level W.C. Dual aspect with two UPVC double glazed obscure windows to the front and side, extractor fan and chrome ladder style heated towel rail.

Rear Garden

A delightful, low maintenance garden which features the sun all day round. Mainly laid to lawn and bound on all sides by timber fencing. There is a paved patio and a feature decking area. A timber pedestrian gate provides side access to the front of the property. The garden further benefits from two UPVC double glazed patio doors to the dining kitchen and is completely private and not overlooked.

Additional Information

Services:

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

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

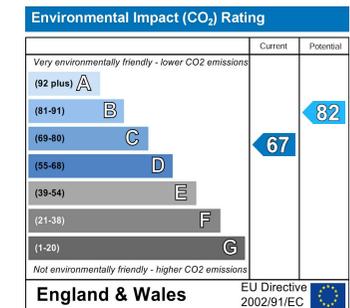
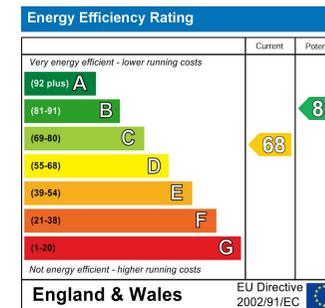
Fixtures & Fittings:

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).

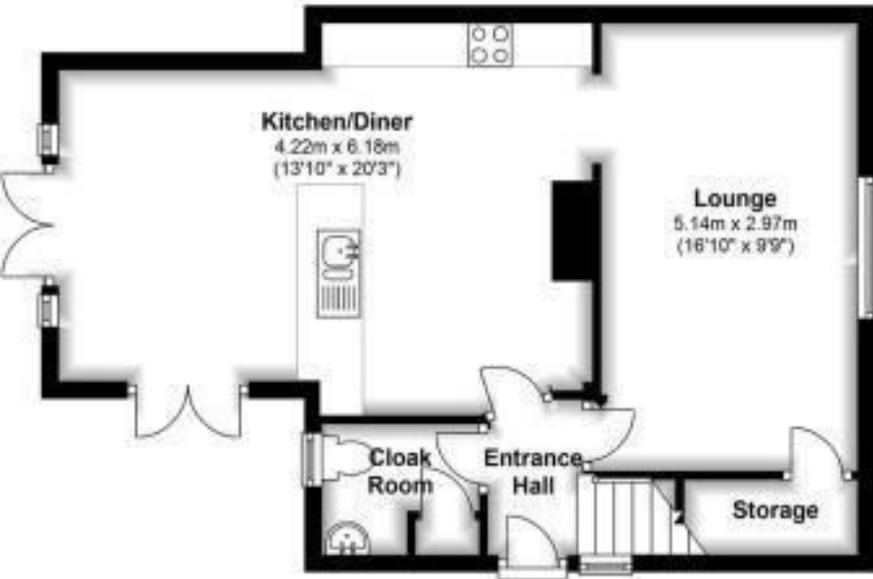
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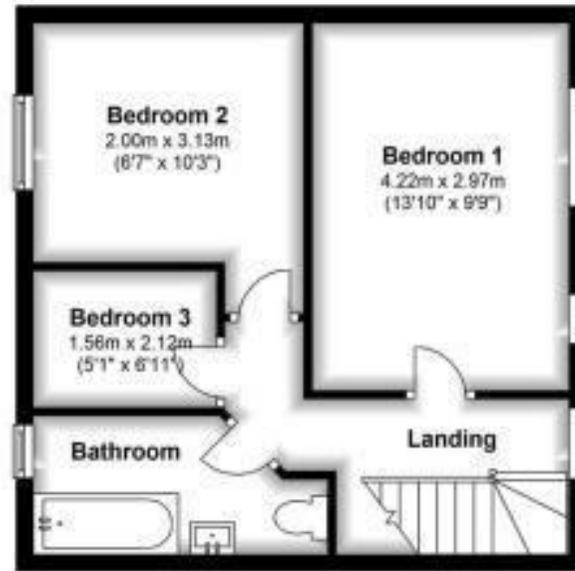




Ground Floor



First Floor



For illustrative purposes only. Not to scale.
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