



**4 St Johns Close  
Warwickshire, B95 5JB  
£1,500 PCM**



A 3-bedroomed mid-terraced family home, conveniently located in a quiet cul-de-sac, within walking distance of the Henley-in-Arden railway station and the High Street. Parking is available opposite the property. The property briefly comprises; entrance hall, lounge, open plan kitchen/diner, three bedrooms and family bathroom. Further benefiting from an attractive, low maintenance rear garden and 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 (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), dentist, and medical centre. The property is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.

### Entrance Hall

5'10" x 4'11" max (1.8m x 1.5m max)

Carpeted, with large storage cupboard housing meters.

### Sitting Room

12'9" x 10'9" (3.9m x 3.3m)

With large window overlooking the front garden, carpeted, storage cupboard, leading to understairs storage area.

### Open Plan Kitchen/Dining Room

With fitted lino flooring throughout.

### Kitchen Area

9'2" x 7'10" (2.8m x 2.4m)

Fitted with wall and base units, laminate work surfaces, gas hob, electric oven, extractor fan over, washing machine, central 'island' with work surface and cupboards beneath, providing housing for fridge and freezer. Door to rear garden.

### Dining Area

14'9" x 10'9" (4.5m x 3.3m)

With large sliding door opening to the rear garden.

Stairs from the sitting room lead to:

### First Floor Landing

### Bedroom One (Rear)

12'5" x 9'6" (3.8m x 2.9m)

### Bedroom Two (Rear)

### Bedroom Three (Front)

7'6" x 9'6" max (7'2" min) (2.3m x 2.9m max (2.2m min))

### Bathroom

4'3" x 9'6" (1.3m x 2.9m)

Fitted wood effect lino to floor, bath with shower over and fitted screen, low level W.C, wash hand basin, tiling to full height along the front wall, with privacy glazed window, airing cupboard with slatted shelving and housing boiler.

### Outside

The property is approached over a pathway through the lawned front garden.

To the rear is a landscaped, low maintenance, gravelled garden, with planted borders and trees. A gate in the rear fence leads to a private pathway, allowing access round to the front of the property for numbers 2, 4, 6 and 8 only.

### Additional Information

Services:

Gas, water, electricity and drainage are connected to the property.

Council Tax:

Stratford on Avon District Council - Band C

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/>

Viewing:

Strictly by prior appointment. To arrange a viewing, please call Earles (01564 794 343).

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

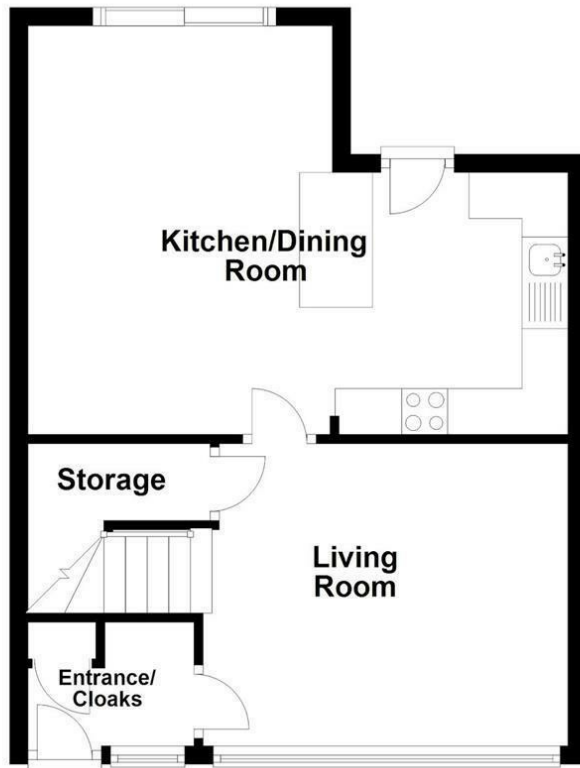
A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS ([www.tds.gb](http://www.tds.gb)).

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## Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements 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                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      |           |
| (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 <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 |           |



