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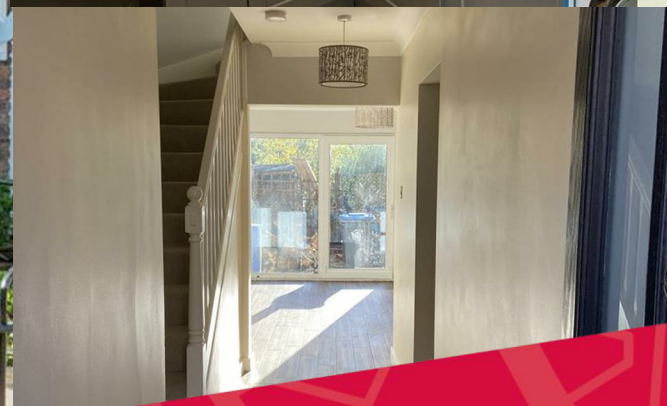

7 The Coach Houses. High Street

£1,500 Per Month

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

The property is accessed via the roadway under a high arch, with a blocked driveway that leads around to the rear parking/visitor parking area.

To the front there is a wrought iron gate, with railings and a low wall, with a pathway leading up to the panelled front door.

Entrance Hall
15'1" x 6'10" (max) (4.6m x 2.1m (max))
Coving to the ceiling, staircase to the first floor and radiator. Door to:

Downstairs WC
Obscure UPVC double glazed window to the front, low level W.C and wash hand basin with chrome mixer tap over and vanity storage unit below.

Breakfast Kitchen
11'1" x 7'6" (3.4m x 2.3m)
UPVC double glazed window to the front, fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset single bowl stainless steel sink unit with chrome 'swing' mixer tap over, inset 4-ring electric hob with extractor hood over, combination grill and oven under, integrated fridge-freezer, integrated automatic washing machine. Gas-fired central heating boiler with wall-mounted controller and tiling to splashbacks.

Lounge
14'9" x 13'1" (4.5m x 4m)
UPVC double glazed window to the rear, UPVC double glazed sliding patio doors which lead out to the rear garden, recess coal-effect gas fire with wild tiled hearth, door to under-stairs storage cupboard.

First Floor Landing
With hatch giving access to the roof space, doors leading to all rooms and airing cupboard which houses the factory insulated copper hot water cylinder with immersion heater.

Bedroom One
13'9" x 8'10" (max) (4.2m x 2.7m (max))
UPVC double glazed window to the rear, radiator and access to dressing room / bedroom three

Bedroom Two
13'5" x 7'6" (4.1m x 2.3m)
UPVC double glazed window to the front and radiator.

Bedroom Three/Dressing Room
10'2" x 6'10" (3.1m x 2.1m)
UPVC double glazed window to the rear and radiator.

Bathroom
2.1m x 1.8m
Fitted with a panelled bath, mixer tap, glazed shower screen and separate Triton electric shower with adjustable height rose over. Low level WC. Floating pedestal wash hand basin with chrome mixer tap over, wall tiling to all walls to full height. Velux roof light. Four ceiling down lighters. Large chrome ladder towel rail.

South Facing Courtyard Garden
A low maintenance south facing courtyard garden, partly paved with a raised bed beyond. A Gateway provides pedestrian access through to the rear parking area.

Additional Information
Services: Water, gas, electricity and drainage are connected to the property.

Council Tax: Band D (Stratford-Upon-Avon District Council)

Route to the Property:
From the market cross in the centre of the Village, proceed in a Northerly direction for some 300 yds and turn left under the wide high archway into The Coach Houses and Number 7 can be found on the left hand side, being the second property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.
For more information visit: https://checker.ofcom.org.uk/

Viewing: Strictly by prior appointment through Earles on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit, equivalent to 1 weeks rent will be required upon application.

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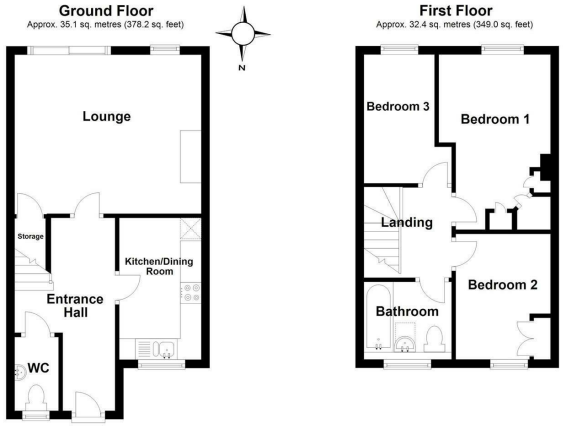

Total area: approx. 67.6 sq. metres (727.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.
Plan produced using PlanUp.

