



Rose Avenue, Henley-In-Arden

Guide Price £390,000





PROPERTY OVERVIEW

Located on a quiet and highly sought after road in Henley-in-Arden is this delightful three bedroom mid-terrace property which has been tastefully remodeled and extended by the existing owners. Set back off Henley High Street the property offers easy access to all local amenities, station and all local schools. Upon entering the property you are greeted by a welcoming entrance hallway leading through to a spacious living room benefiting from an abundance of natural light and log burner. The remainder of the ground floor is made up of:- a stunning open plan kitchen with central breakfast island, underfloor heating throughout and a set of French doors opening out to the rear garden; a practical utility providing ample space for white goods and coat storage; and a downstairs toilet. The first floor accommodation is made up of three bedrooms, one of which is a generously sized principle bedroom with excellent views of the rear garden with all bedrooms being serviced via a family bathroom. Outside the property enjoys a beautifully landscaped south facing rear garden which is mainly laid with lawn and includes a large patio seating and raised flower beds. To view this excellent property call Xact Homes today on 01564 777284.





PROPERTY LOCATION

Located in the delightful village of Henley In Arden the property is set just off the High Street which offers a wide choice of local shops, Inns, restaurants, train station and doctors surgery. Warwick Parkway Train Station is less than 8 miles away which provides a direct route to London, Marylebone. For more extensive social, cultural and retail amenities the ever popular riverside town of Stratford-upon-Avon is only 6 miles away and Solihull town centre is approximately 10 miles away. The centre of Birmingham is approximately 22 miles. This property is ideally situated for anyone who may need to commute between Birmingham or London and has easy access onto the M40 motorway providing transport links across the motorway and road network. Birmingham Airport is 15 miles away and has both domestic and international air travel. The area has a wealth of wonderful schools in both the private and public sectors and all within easy reach of this property.

Council Tax band: B

Tenure: Freehold



- Three Bedroom Mid-Terrace Property
- Set On A Quiet & Highly Sought After Road
- Spacious Living Room
- Open Plan Kitchen / Dining Room
- Practical Utility & Downstairs Toilet
- Large Principal Bedroom
- South Facing Rear Garden



ENTRANCE HALLWAY

LIVING ROOM

12' 2" x 12' 8" (3.70m x 3.85m)

KITCHEN/DINER

22' 8" x 11' 6" (6.90m x 3.50m)

WC

5' 5" x 2' 11" (1.65m x 0.90m)

UTILITY AREA

14' 5" x 2' 11" (4.40m x 0.90m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 9' 6" (3.95m x 2.90m)

BEDROOM TWO

12' 2" x 9' 6" (3.70m x 2.90m)

BEDROOM THREE

9' 0" x 5' 11" (2.75m x 1.80m)

BATHROOM

6' 7" x 5' 11" (2.00m x 1.80m)

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

**ITEMS INCLUDED IN THE SALE**

All carpets, some curtains, all light fittings and underfloor heating

ADDITIONAL INFORMATION

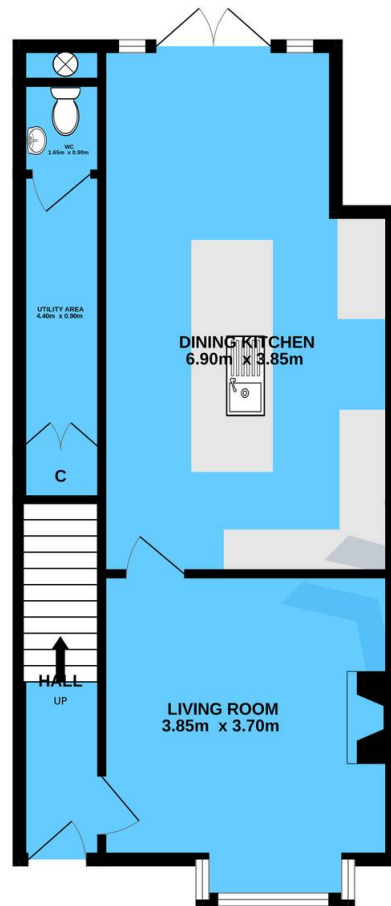
Services: mains gas and electricity. Broadband: Sky.,
Loft Space: partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

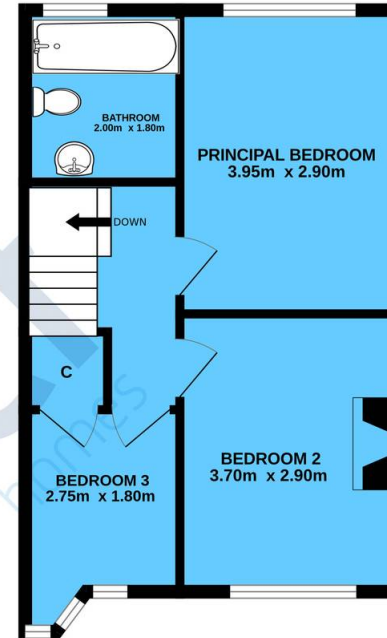
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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