

**Market Way, Henley in Arden, B95 5FD**  
Henley-in-arden

Guide Price  
**£350,000**





Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc). There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

Modern home built by Taylor Wimpey as part of a small & exclusive Development. The easy to live in space is light & bright with generous side garden & designated parking at the rear for two cars.

### **APPROACH**

Enjoying a highly prominent position with lawn on two sides surrounded by Beech hedging. Footpath storm canopy.

### **Hall**

With return staircase. Grey Oak laminate flooring which extends throughout the ground floor.

### **GUESTS WC**

Duel flush WC, wash basin & extractor.







## **KITCHEN / DINER**

Dual aspect room with two windows at the dining area. Further window in the kitchen with sink & drainer below. Halogen hob with stainless steel splashback & concealed extractor above. Electric oven. Recess with plumbing for dishwasher & washing machine. Cupboard housing Ideal combination boiler. Space for fridge/freezer.

## **LOUNGE**

A bright, well proportioned room with a front window plus patio doors on the side out to the garden.

## **BEDROOM ONE**

### **EN-SUITE**

Laminate flooring. Recessed tiled shower. WC & pedestal wash basin, Obscure glazed front window.

### **BATHROOM**

with a white suite. Bath with shower above. Dual flush WC & wash basin. Laminate flooring. Obscure glazed front window.

## **BEDROOM TWO**

A white suite. Bath with shower over. Pedestal wash basin & WC. Laminate flooring.

## **BEDROOM THREE**

A lovely bright single bedroom or home office with South & West facing windows.

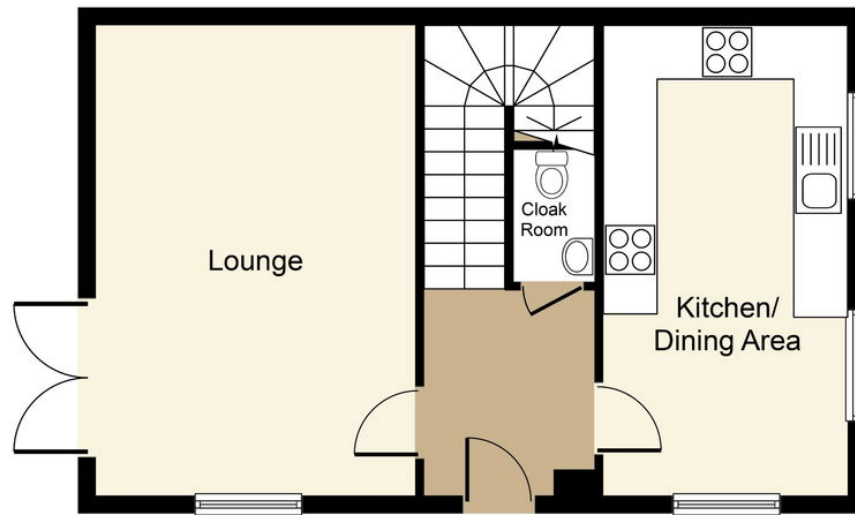
## **GARDEN**

Landscaped for ease of maintenance. Full width paved patio with adjoining split level timber decking. All contained within fencing & a brick wall.

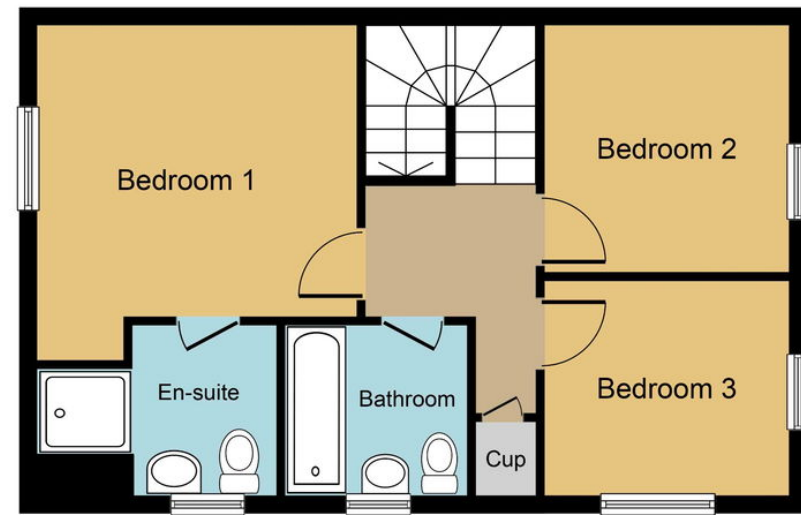
## **DESIGNATED PARKING**

Situated at the back with two numbered spaces.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

**Hawkins & Patterson**  
 110 High Street, Henley-in-Arden, Warwickshire

**Hawkins  
 Patterson**

**01564 795 757**  
[sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)  
<http://www.hawkinspatterson.com/>