



Yew Tree Gardens, Henley-In-Arden, Warwickshire, B95 5HP

Guide Price £259,950

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Yew Tree Gardens, Henley-In-Arden, Warwickshire, B95 5HP

A bright and attractive two bedroom retirement home set in a quiet and private location. Exclusively for those over 55. The property is stands in well maintained grounds. This particular expensively refurbished home faces South ensuring that all the principal rooms are bright and sunny. The house offers good sized living space that is gas centrally heated. Yew Tree Gardens is a small, select, ever popular retirement development set just behind the High Street with pedestrian key entry access directly into the Town Centre.

APPROACH

Covered side canopy with recessed porch and bin store, panelled door into,

RECEPTION LOBBY

Direct staircase to one side with window. Radiator. Doors to;

UTILITY / GUEST WC

White suite with WC, wall mounted wash hand basin, recess with plumbing for washing machine and additional storage space. Extractor and radiator.

LOUNGE

With large square box bay window, with deep painted sill and double radiator below. TV and telephone point, coving, arch way into,

DINING ROOM

Picture window with radiator below, coving, glazed door into,





KITCHEN

Beautifully re-fitted with "Shaker" style units in cream. Comprising, base cupboards with inset, acrylic sink and drainer with mixer tap below double glazed window. Inset stainless steel hob with matching brushed steel and glass cooker hood, double oven. Range of wall cupboards, one of which contains the Worcester gas central heating boiler. Radiator and double glazed door to garden.

BEDROOM ONE (front)

This superbly proportioned room has picture window with radiator below. Two double built in wardrobes.

BEDROOM TWO (front)

This room is bigger than the measurement would suggest as along one wall there are four high quality double fitted wardrobes with full internal fittings. Recessed dresser style unit to one wall comprising open shelving and low level store cupboards.



BATHROOM

Again beautifully re-fitted with large corner quadrant glass shower cubicle with Mira fitment. Pedestal basin and WC. Chrome ladder radiator, obscured glazed window. Extractor and tiling to compliment.

GARAGE

Situated adjacent to the property with up and over door and roof storage.

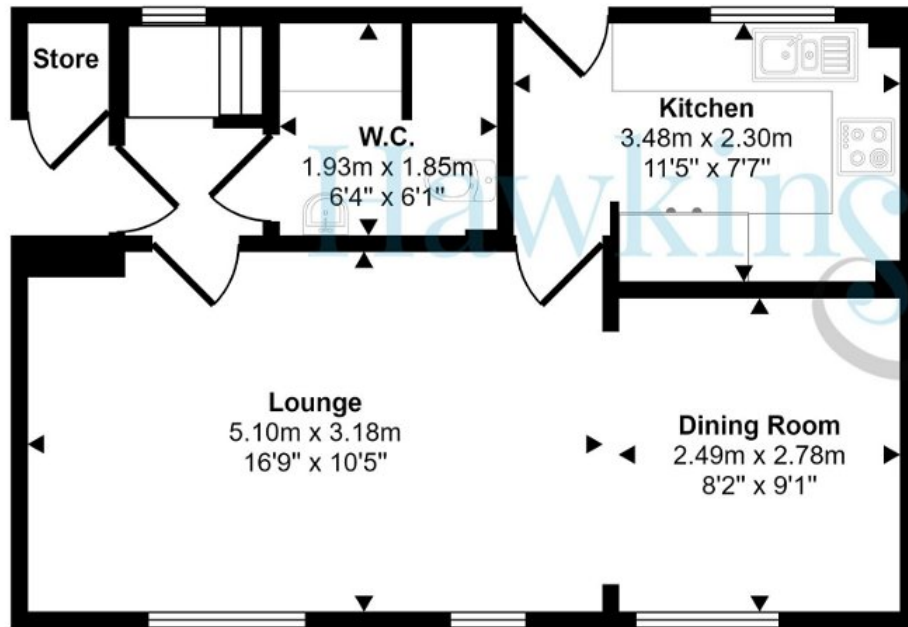
GARDEN

Private area that is fully paved with fencing and timber gate.

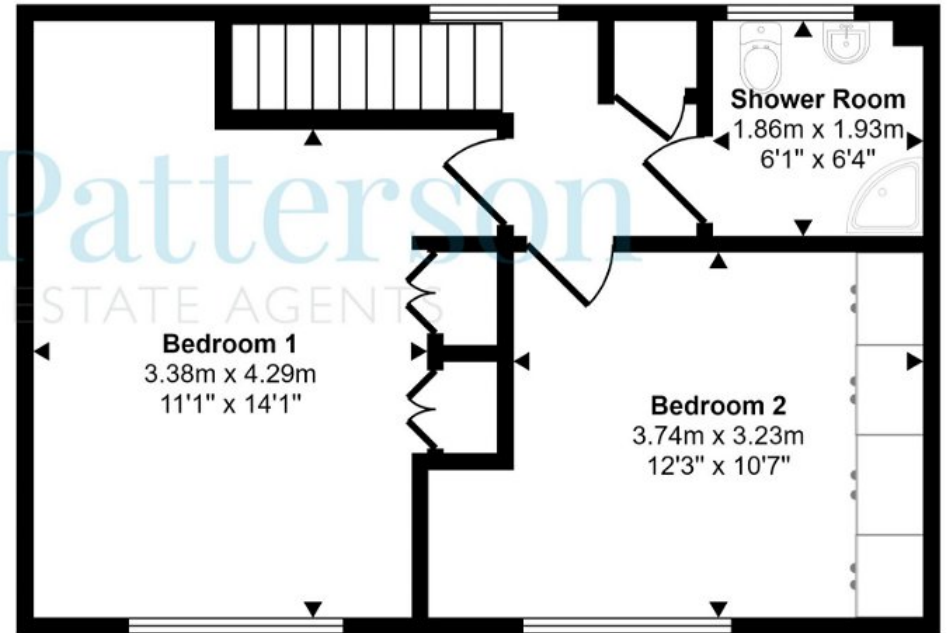
We have been advised the service charge is £2612.67 per annum which covers maintenance of communal areas, communal services, buildings insurance, emergency alarm system.



Approx Gross Internal Area
81 sq m / 867 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft



First Floor
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.