



Henley Grange, Stratford Road, Henley-in-arden, B95 6AE

Guide Price £399,500

**Hawking
& Patterson**





Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Henley Grange is situated in the heart of Henley-in-Arden; Henley has a comprehensive range of local amenities to include highly regarded schools, public houses/restaurants, an eclectic mix of shops, bank, chemist and a post office, with easy commuter access via the M40 to London and A3400 Birmingham. Henley-in-Arden Railway Station has access to Stratford-upon-Avon, Birmingham and Warwick Parkway Station with onward access to London Marylebone.

APPROACH

Access to Henley Grange is gained via a private driveway with electric entrance gates, gravelled driveway leads to the building with a parking space to the front and one to the rear.

COMMUNAL ENTRANCE LOBBY

Communal entrance door with intercom security system, smoke alarm, lift and stairs of to upper floors, the apartment is situated on the first floor with a hardwood entrance door through to;

ENTRANCE HALL

Coved cornice, ceiling downlights, smoke alarm, radiator and double doors to;

OPEN PLAN LIVING ROOM & KITCHEN - 7.98m x 5.18m (26'2" x 17'0")

Living Area

Double glazed window to the side and double doors to Juliet balcony, radiator, coved cornice, two useful double store cupboards and door to bedroom one.

Kitchen Area

Gloss fronted base, wall and drawer units with worktops over, tiled splashbacks, one & a quarter sink drainer unit, built in Bosch electric oven with induction hob and extractor canopy over, Bosch microwave, american style fridge freezer, two double glazed windows to side and ceiling downlights.







BEDROOM TWO - 3.89m x 3.05m (12'9" x 10'0")

Double glazed window to side, radiator, two double fitted wardrobes with central dressing table, ceiling downlights and door to;

JACK & JILL SHOWER ROOM - 2.57m x 1.45m (8'5" x 4'9")

Modern white suite, WC, wash basin with vanity storage cupboard beneath, double shower cubicle, thermostatic shower and separate spray head, tiled splashbacks and flooring, heated towel rail and door to entrance hall.

STUDY/ BEDROOM THREE - 2.77m x 2.31m (9'1" x 7'7")

Double glazed window to side, radiator and storage cupboard housing the central heating boiler.

BEDROOM ONE - 3.89m x 3.05m (12'9" x 10'0")

Double glazed window to side and rear, radiator, built in wardrobe, door to;

DRESSING ROOM - 2.16m x 1.47m (7'1" x 4'10")

Fitted shelving, hanging rails and drawers to either side and door to;

ENSUITE BATH/SHOWER ROOM - 2.44m x 2.31m (8'0" x 7'7")

Frosted double glazed window to side, modern white suite, WC, bowl basin with mixer tap on oak surface, double shower cubicle, thermostatic shower with separate spray attachment, heated towel rail, feature tiled splashbacks, tiled floor, shaver point and plumbing and space for washing machine.

EPC BAND B, COUNCIL TAX BAND D.





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.

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