



William James Way, Henley-in-arden, B95 5GB

Offers Around £170,000

Hawkins & Patterson
ESTATE AGENTS

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High quality, small development built by David Wilson Homes at the turn of the Century. Quietly situated at the Northern end of the High Street. With countryside on your doorstep and a 10 minute level walk into the centre of Town. A great value home, with no forward chain.

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.





Access is gained via a private entrance door leading to;

HALL

Stairs to first floor, radiator.

UPPER LANDING AREA

Double glazed window to rear and door to;

OPEN PLAN LIVING ROOM/ KITCHEN/ DINER

Vinyl flooring, attractive double glazed bay window to rear, two radiators, gloss fronted base, wall and drawer units, worktops, integrated dishwasher, built in electric oven, four ring gas hob and wall TV point, utility cupboard with plumbing for washing machine.

BEDROOM

Double glazed window to front, radiator.

BATHROOM

White suite, WC, pedestal wash basin, panelled bath with shower over, feature tiling, chromed heated towel rail, frosted double glazed window.

OUTSIDE

The is a secure parking space situated behind gates to the rear of the property.

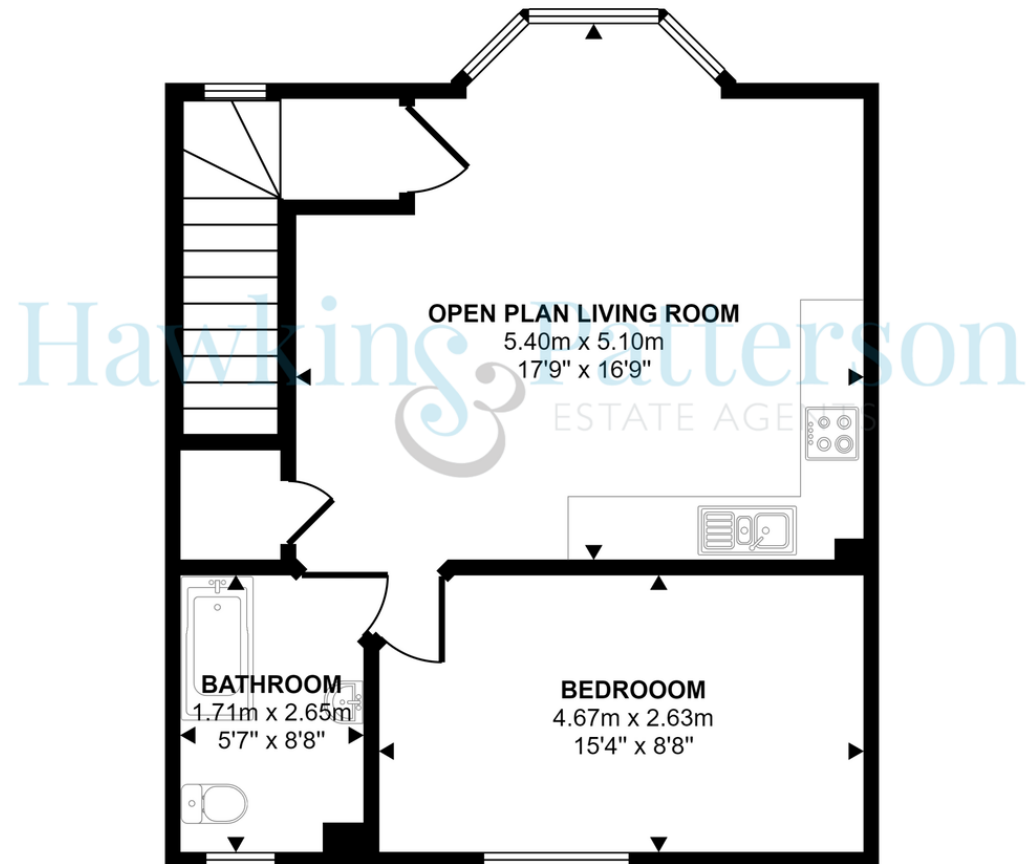


TENURE

We are advised the property is leasehold with 107 years remaining on the lease. The service charge is £1488.00 per annum and ground rent is £300.00 per annum.



Approx Gross Internal Area
48 sq m / 518 sq ft



Floorplan

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.