



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

Guide Price £235,000

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

A two bedroom retirement home set in a quiet and private location requiring modernisation, a fact which is reflected in the asking price. Exclusively for those over 55. The property is stands in well maintained grounds. This particular home has a duel aspect lounge dining room. Original kitchen. Ground floor WC/shower room. Two double bedrooms, one with fitted wardrobes & bathroom. It 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 recessed porch and bin store and part glazed door to,

### RECEPTION LOBBY

Staircase to first floor with fitted stair lift. Radiator. Doors to;

### SHOWER ROOM/ GUEST WC

WC, wall mounted wash hand basin, recessed storage space. Shower tray with shower over, Extractor and radiator.

### LOUNGE

Double glazed window to front, radiator, TV and telephone point, coving, archway into,

### DINING ROOM

Double glazed sliding patio doors, radiator and door to;







## ORIGINAL KITCHEN

Fitted base, wall and drawer units, work tops, four ring gas hob and extractor over, built in oven and grill, sink drainer, plumbing for washing machine, space for fridge/ freezer, double glazed window. Vaillant Eco fit central heating boiler.

## FIRST FLOOR LANDING

Loft hatch, airing cupboard.

## BEDROOM ONE (front)

Good sized double room, window to front, radiator and two double built in wardrobes.

## BEDROOM TWO (front)

Another double room, double glazed window to rear and radiator.

## ORIGINAL BATHROOM

Double glazed frosted window to rear, Wc, wash basin, panelled bath and radiator.

## GARDEN

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





## PARKING

Plenty of non designated parking adjacent to the house

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.

## LOCATION

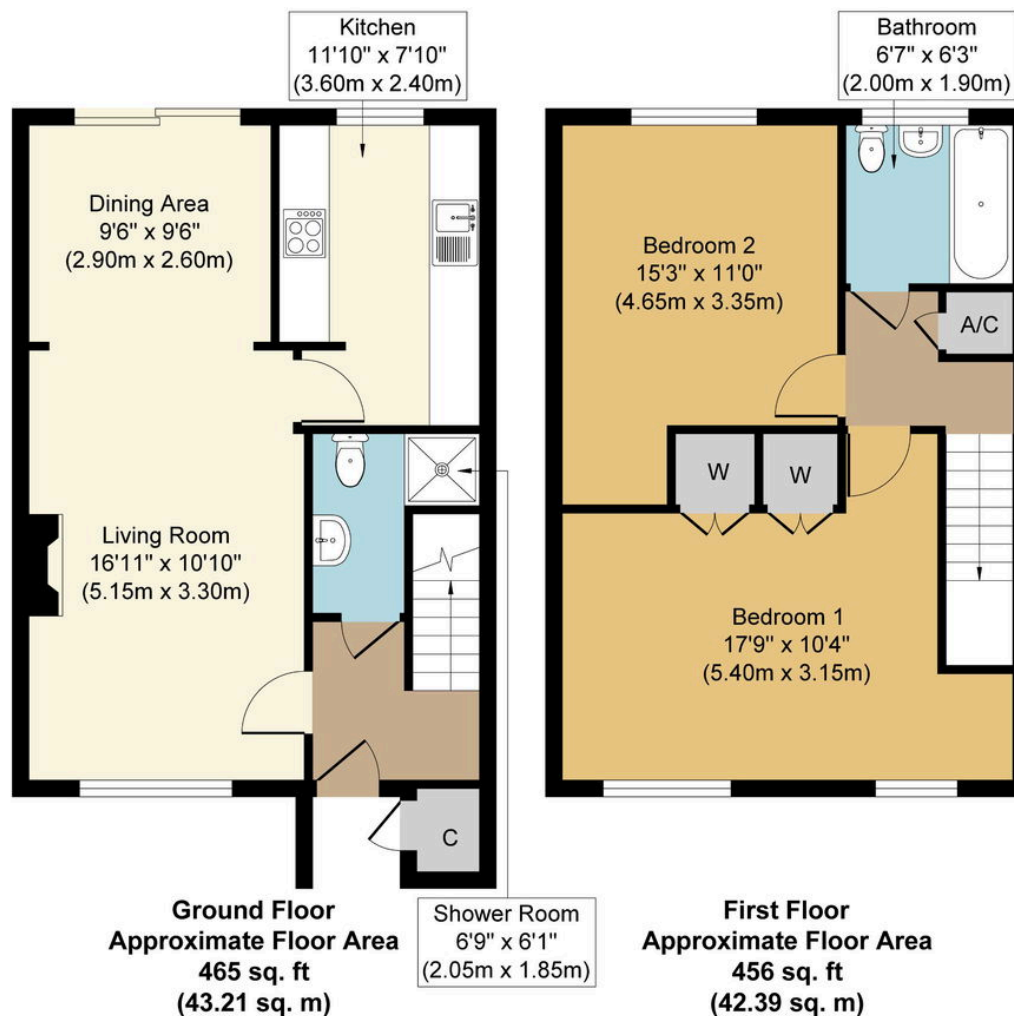
Step into the charming retirement property located in the historic market town of Henley in Arden. Nestled along the picturesque A3400, this peaceful abode is just eight miles from the iconic Shakespearean town of Stratford upon Avon and the bustling town of Solihull.

Conveniently situated near the M40 at Lapworth Hill, residents have quick access to major motorways such as the M42, M5, M1, and M6. Moreover, the National Exhibition Centre, Birmingham International Airport, and Railway Station are all within a half-hour's drive, providing easy connectivity for any travel plans.

In Henley in Arden, residents are spoiled for choice with a variety of local shops, a doctors surgery, traditional inns, and inviting restaurants. Indulge in culinary delights at 'The Mount' restaurant and bar by celebrity chef Glynn Purnell, or experience the culinary excellence of The Black Swan by the White Brasserie, opened in August 2023.

This retirement property is not just a place to call home, but a gateway to a vibrant community with all the amenities one could





**Approx. Gross Internal Floor Area 921 sq. ft. (85.60 sq. m)**

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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