



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

Guide Price £207,950

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 two double bedroom retirement home set in a quiet and private location requiring refurbishment throughout which is reflected in the asking price. Exclusively for those over 55. The property is stands in well maintained grounds. The house is gas centrally heated. With through lounge/dining room, galley kitchen & ground floor WC/ Shower. Stair lift to the first floor the two bedrooms & bathroom. 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.



The property is Freehold and vacant possession. There is a service charge of £2903.85 per annum, which covers maintenance of communal areas, communal services, buildings insurance, external decoration and gutter cleaning, emergency alarm system and residents' site manager.

LOCATION

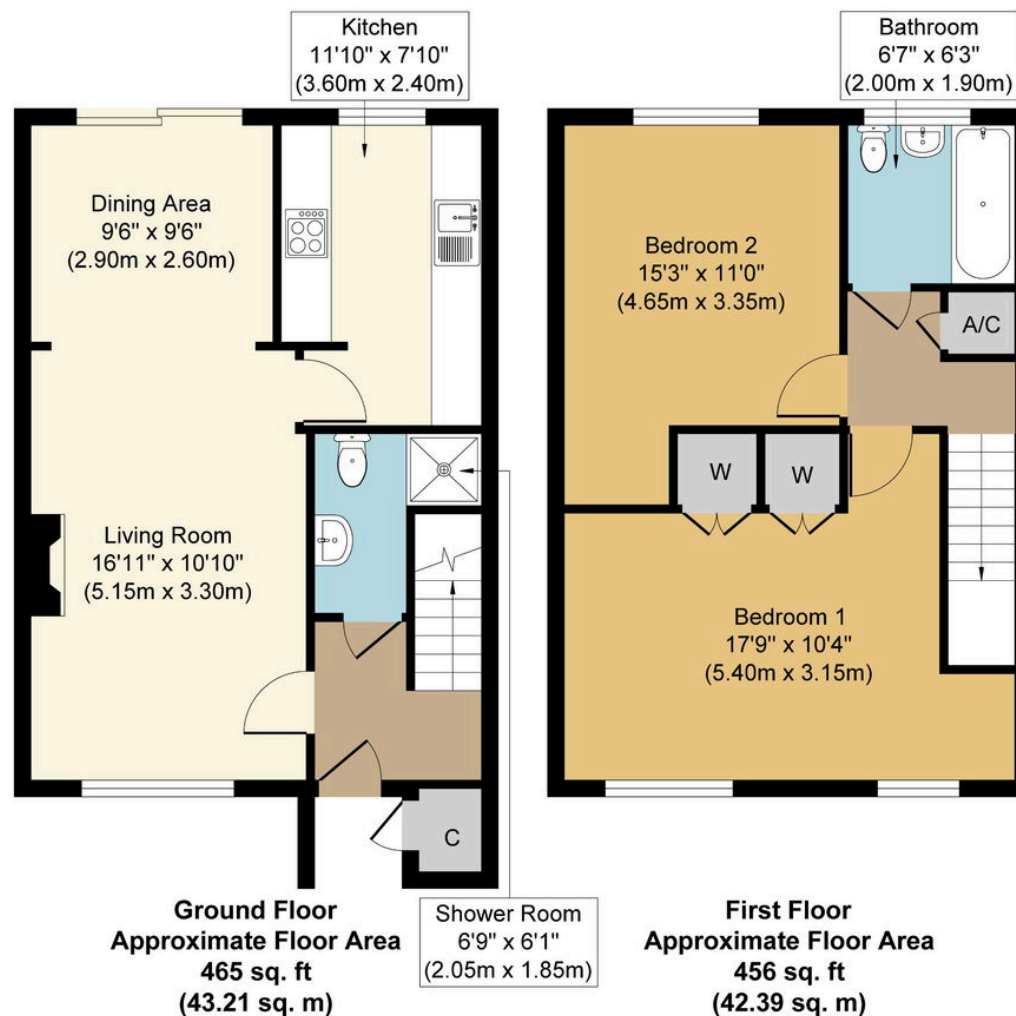
Step into the charming retirement property located in the historic market town of Henley in Arden. Nestled along the picturesque A3400, this peaceful abode is just eight miles from the iconic Shakespearean town of Stratford upon Avon and the bustling town of Solihull.

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.

This retirement property is not just a place to call home, but a gateway to a vibrant community with all the amenities one could desire. Come and experience the tranquility of Henley in Arden for yourself – book a viewing today.





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 2024 | www.houseviz.com