



Beechcroft, High Street, Henley-In-Arden B95 5AQ

£279,950

Hawkins & Patterson
ESTATE AGENTS



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110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Beechcroft, High Street, Henley-In-Arden B95 5AQ

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.

Set back from the High Street with a long drive with lawn to one side that has plastic mesh to provide additional parking.

PORCH

Upvc windows & door.

WC Low flush unit with wash basin.

RECEPTION HALL

A wide hallway with Oak laminate flooring which extends throughout the ground floor. Staircase off to one side.

KITCHEN / DINER

Range of units in cream comprising base cupboards & drawers under contrasting worktop. Inset sink & drainer below double glazed front window. Undertop fridge. Four ring gas hob with double oven below. Space and plumbing for a washing machine and tumble drier. Range of wall cupboards. Wall mounted Vaillant combination gas boiler. Under stair store cupboard. Ample space for table & chairs.

SITTING ROOM

The full width of the house. This large bright room has double glazed patio doors opening into,

CONSERVATORY

Aluminium & glass construction.





BEDROOM ONE (rear)

Double glazed picture window. Store cupboard

BEDROOM TWO (front)

Double glazed window. Also with store cupboard.

BATHROOM

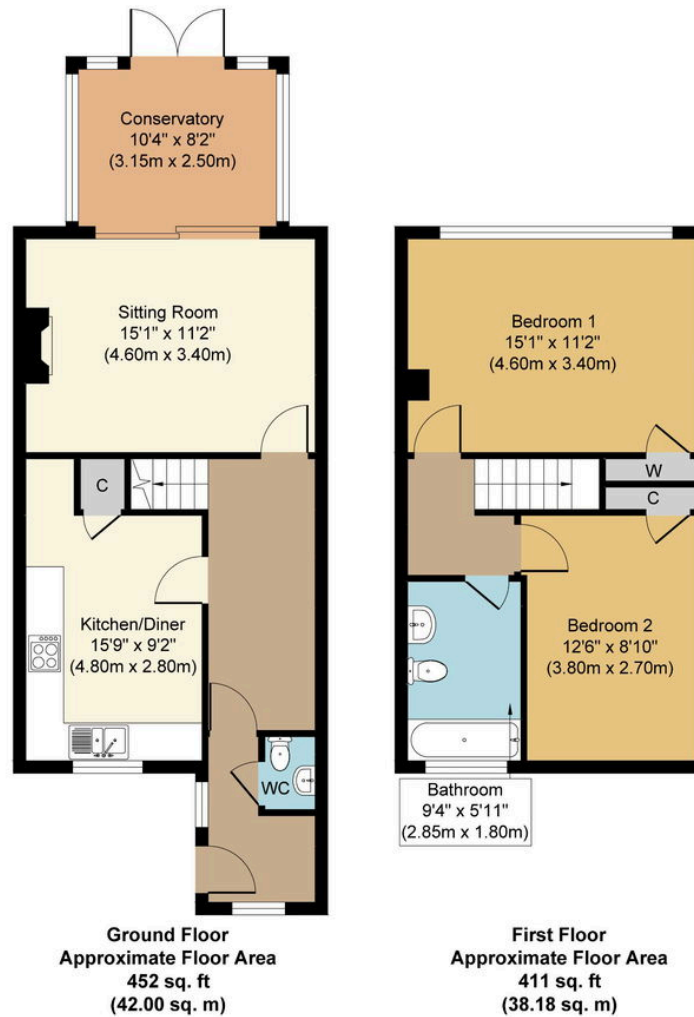
Fully tiled with a white suite. Bath with Mira shower over. Wash basin & WC. Obscure double glazed front window.

WEST FACING GARDEN

Full width patio with steps up to currently paved garden with borders. Brick garden store. Fully fenced with a rear gate.







Approx. Gross Internal Floor Area 863 sq. ft. (80.18 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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