



Whitley Road, Henley-In-Arden, Warwickshire, B95 5LJ

Guide Price £225,000

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

Whitley Road, Henley-In-Arden, Warwickshire, B95 5LJ

An immaculately presented ground floor maisonette with no upward chain and walking distance to Henley's popular High Street. Two bedrooms, refitted bathroom, modern open plan kitchen/ living room, large driveway and west facing garden.

Henley-in-Arden is an attractive medieval market town with a range of shopping and recreational facilities including; doctors, veterinary surgery, fine parish church, public houses and restaurants.

There are two primary schools in the town and in the area there are further state and private schools together with excellent boys and girls grammar schools in Stratford-upon-Avon.

Henley-in-Arden has good access to the Midlands road, rail and air links with the M40 (J15) about 8 miles, Birmingham International Airport 15 miles and trains run to London Marylebone from Warwick Parkway Station, which is 8 miles away. There is also a commuter train service to Birmingham from Henley-in-Arden.

The property stands back from the road behind a four car tarmac driveway, external lighting and access is gained via a double glazed entrance door leading to;

ENTRANCE HALL

Electric radiator, generous double storage cupboard/ wardrobe housing the trip switch consumer unit.





OPEN PLAN LIVING ROOM & MODERN KITCHEN

LIVING AREA

Enjoying a part vaulted ceiling, electric radiator, Double glazed doors to the garden, LED downlights, extractor fan and opening into;

KITCHEN AREA

Refitted white gloss fronted, base, wall and drawer units, granite worktops, sink drainer unit, built in electric oven, four ring hob, extractor over, plumbing for washing machine and space for fridge freezer.

BEDROOM ONE

Double glazed window to front, build in wardrobe and electric radiator.

BEDROOM TWO

Double glazed window to side and electric radiator.

BATHROOM

Modern white suite, WC, vanity unit with wash basin, panelled bath and electric shower over, tiled splashbacks, chromed heated towel rail.

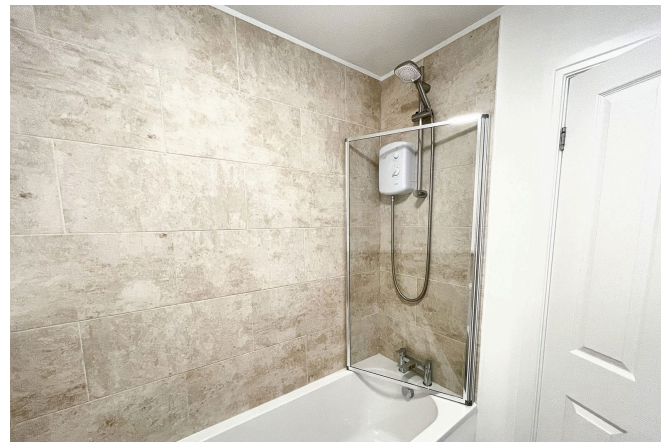
LOW MAINTENANCE REAR GARDEN

Fully paved with stone chipped borders, walled and fenced boundary, cold water tap, power point and external lighting, gate to the driveway.

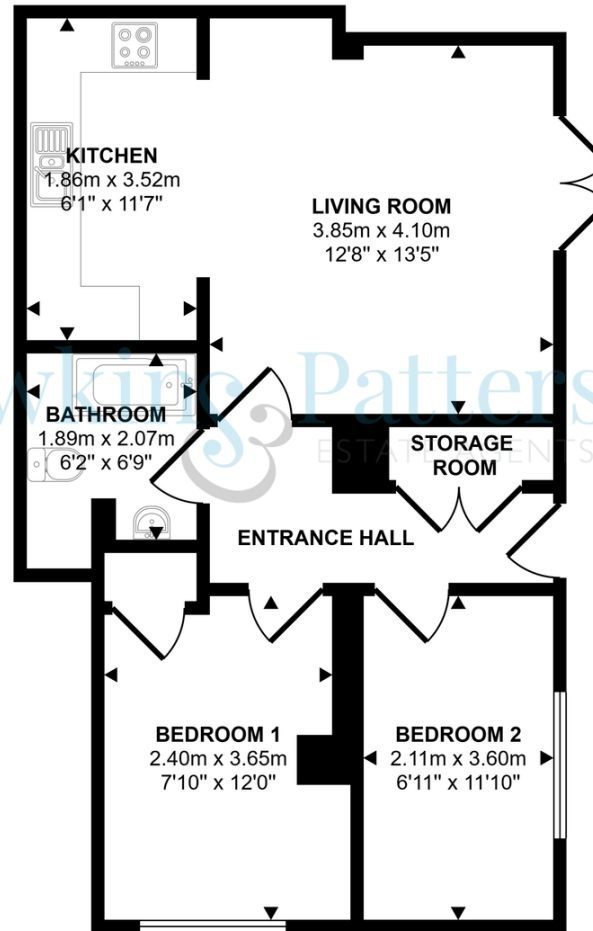


TENURE

We have been advised the property has a Share of the freehold. No service charge or ground rent.



Approx Gross Internal Area
54 sq m / 583 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.