



THE YEW TREES, HIGH STREET, HENLEY-IN-ARDEN B95 5BQ

Guide Price £300,000

**Hawkins & Patterson**  
ESTATE AGENTS



Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



[sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)  
[www.hawkinspatterson.com](http://www.hawkinspatterson.com)



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



## THE YEW TREES, HIGH STREET, HENLEY-IN-ARDEN B95 5BQ

Extended, beautifully presented two bedroom semi detached home in a quiet location off the heart of the High Street. Superb open plan living room with part vaulted ceiling. Fitted kitchen. Two good bedrooms and lovely bathroom. Easily managed West facing patio garden and two designated parking spaces. Outstanding value.

This well presented home is a short stroll from the charming High Street. 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. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

### APPROACH

Upvc & glazed front door opens into,

### LOBBY

With inner door opening into,

### LIVING ROOM

This extended, generous room has Oak flooring throughout with under floor electric heating. The full width extension has vaulted ceiling with Velux skylight. Three section bi-fold doors. Feature recessed fire surround with electric wood effect stove under Oak cross beam. Store cupboard. Direct flight staircase to the first floor. Some of the walls have attractive painted wall panelling.







## KITCHEN

Tiled floor with heating below. Shaker style units in cream. Providing base cupboards & drawers under wood effect worktops. White acrylic sink, drainer & mixer tap below Upvc double glazed window. Inset induction hob with oven below. Recess with plumbing for slimline dishwasher & washing machine. Space for fridge freezer. Range of wall cupboards with stainless steel cooker hood with lighting.

## BEDROOM ONE (front)

Double glazed window with radiator below. three section sliding door wardrobe along one wall with internal fitments.

## BEDROOM TWO (rear)

Double glazed window. Over stair store cupboard.

## BATHROOM

Fully tiled floor & walls. With a white suite comprising "P" shaped bath with glass shower screen and electric fitment. Obscure double glazed rear window. Dual flush WC. One piece wash basin with mirror, lighting & shaver socket. Twin drawers below. Chrome heated towel rail, downlights & extractor.









## WEST FACING GARDEN

Full width, sheltered patio, with stepped wooden terrace to the rear boundary. Fully fenced.

## PARKING

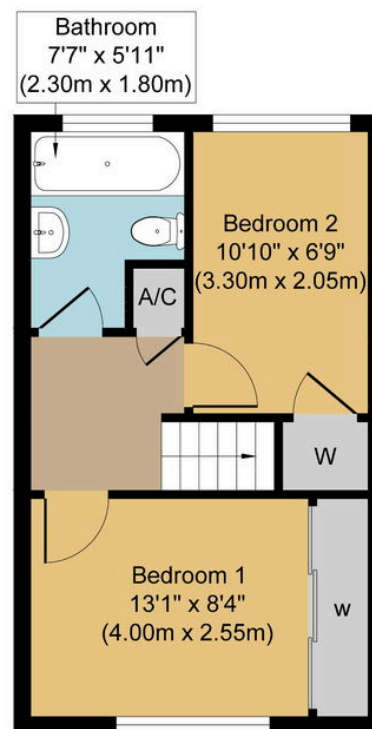
The property has two allocated parking spaces.







**Ground Floor**  
Approximate Floor Area  
373 sq. ft  
(34.65 sq. m)



**First Floor**  
Approximate Floor Area  
291 sq. ft  
(27.05 sq. m)

**Approx. Gross Internal Floor Area 664 sq. ft / 61.70 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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