



St. Johns Close, Henley-in-arden, B95 5JB

£385,000

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

St. Johns Close, Henley-in-arden, B95 5JB

The property is situated in an excellent position within a quiet cul-de-sac and walking distance to the train station and popular 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, dentists, Inns and excellent variety of restaurants. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

The property stands back from the road behind a double width block paved driveway and access is gained via a double glazed door to;

ENCLOSED PORCH

Double glazed windows to sides and front, tiled floor and double glazed door to;

LOBBY HALL

Two built in cloaks cupboards, laminate flooring and door to;

DINING ROOM

Double glazed window to front, laminate flooring, radiator, feature free standing log burner and doors to:

GUEST WC

White suite, WC, wash basin and tiled floor.





LIVING ROOM

Double glazed window to rear, laminate flooring, radiator and feature Marble fireplace suite with log effect electric fire.

KITCHEN

Refitted, white gloss fronted base, wall and drawer units, light granite worktops and matching splashback, sink drainer unit, space and plumbing for washing machine, space for fridge freezer. Built in electric oven, four ring gas hob and extractor over. Double glazed windows and door to the garden, tiled effect flooring and wall mounted Ariston central heating boiler.

FIRST FLOOR LANDING

Approached via the dog legged staircase from the dining room, loft hatch and doors to:

BEDROOM ONE

Double glazed window to rear, radiator.

BEDROOM TWO

Double glazed window to rear and radiator.

BEDROOM THREE

Double glazed window to front and radiator.

BATHROOM

White suite with WC, pedestal wash basin, corner bath with thermostatic shower over. Frosted double glazed window to rear, heated towel rail, tiled floor and tiled to walls in water prone areas.





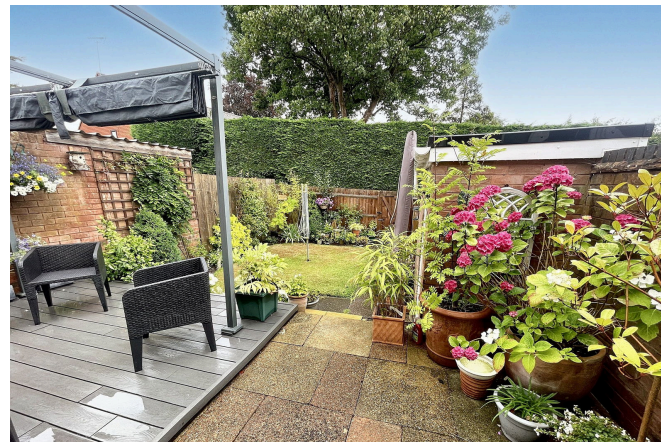
OUTSIDE

Enjoying a private aspect to rear, walled and fenced boundary, gate to rear. Laid lawn, well stocked flower and shrubbery borders, paved patio and feature composite decked patio and pergola with retractable cover. Log store, external power points, water tap and brick built outbuilding with new roof.

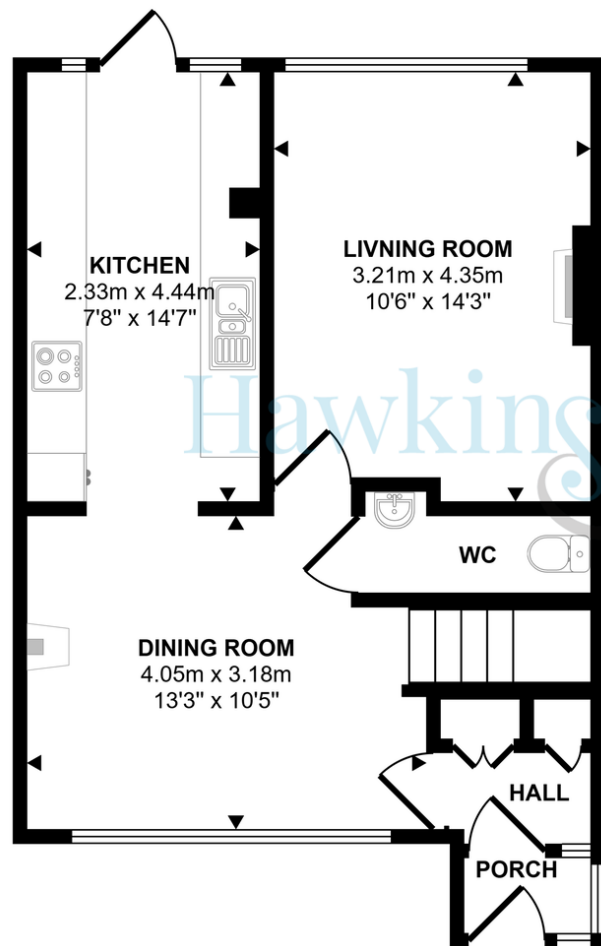
TENURE

The property is freehold.

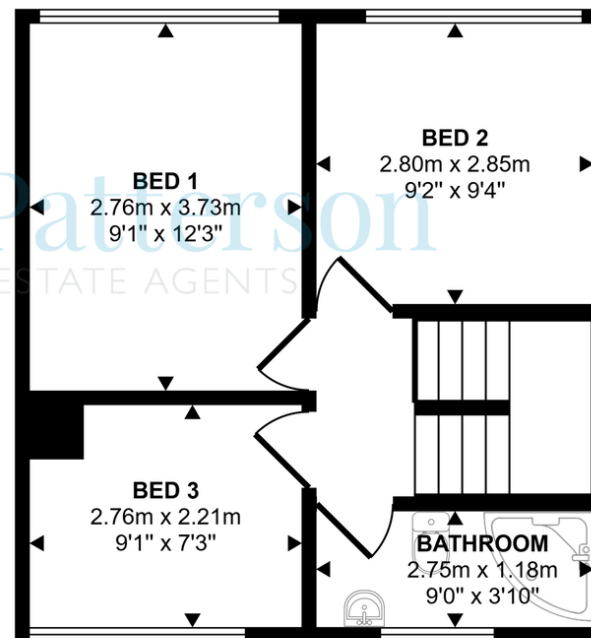
COUNCIL TAX BAND C (Stratford on Avon district council)



Approx Gross Internal Area
80 sq m / 864 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 35 sq m / 374 sq ft

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.