



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

£325,000

Hawkins & Patterson
ESTATE AGENTS



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

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

Well cared for, refreshed and beautifully present two double bedroom retirement home. Quietly situated yet with easy access down to the High Street. Dual aspect Living/dining room. Re-fitted kitchen. Ground floor WC & shower room. Re-fitted bathroom. Pretty small garden. Ample parking. NO CHAIN

APPROACH

Paved path, lawned gardens leading to,

RECESSED PORCH

With store cupboard.

RECEPTION HALL

Laminate flooring. Staircase to one side. Part glazed door into,

WC / SHOWER ROOM

Also with laminate flooring. Glass entry door into the shower with Mira fitment. Dual flush WC and wash basin. Under stair store cupboard. Chrome towel radiator. Extractor

LIVING ROOM

Well proportioned room with marble fire surround & hearth with electric fire. Wide archway into,

DINING ROOM

Double French doors out into the garden. Door into,





RE-FITTED KITCHEN

Wood effect laminate flooring. Extensive range of units in cream laminate. providing base cupboards & drawers under Butchers block wooden worktops. Sink & drainer with mixer tap. Recess with plumbing for a washing machine & tumble dryer. Inset gas hob with stainless steel & glass cooker hood with lighting. Tall unit housing oven. Tall shelved larder unit. Space for fridge/freezer. Coving.

ON THE FIRST FLOOR

Landing with airing cupboard. Loft access.

BEDROOM ONE (front)

Full width room with twin windows. Two double fitted wardrobes.

BEDROOM TWO (REAR)

Another generous double room. Double fitted wardrobe.



RE-FITTED BATHROOM

Fully tiled walls to compliment the white suite comprising bath with hand held shower. Wash basin & dual flush WC. Chrome radiator/towel rail. Coving.

PATIO GARDEN

Our clients pride & joy. Paved patio, brick edged small lawn. Stocked borders. Access gates. Cold water tap.



AMPLE PARKING

Available close by.

GENERAL INFORMATION

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.

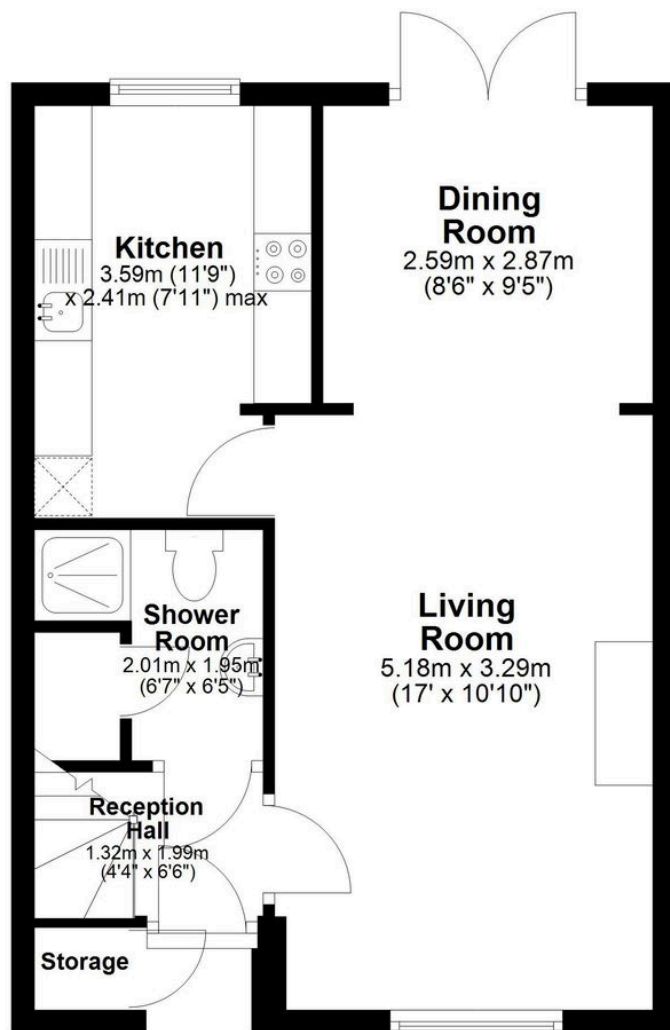
Conveniently situated near the M40 at Lapworth Hill, residents have quick access to major motorways such as the M42, M5, M1, and M6. Moreover, the National Exhibition Centre, Birmingham International Airport, and Railway Station are all within a half-hour's drive, providing easy connectivity for any 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. Indulge in culinary delights at 'The Mount' restaurant and bar by celebrity chef Glynn Purnell, or experience the culinary excellence of The Black Swan by the White Brasserie, opened in August 2023.



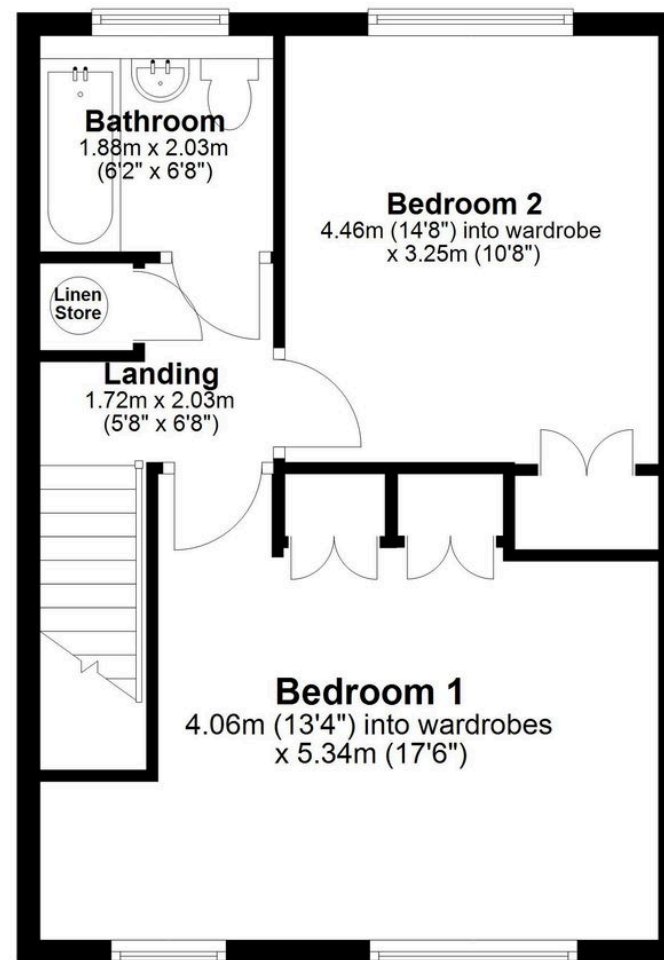
Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.5 sq. feet)