



Harris Mews, Henley in Arden B95 5DN

Guide Price £350,000

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

Harris Mews, Henley in Arden B95 5DN

Quietly situated "Cottage" style 2 double bedroom terraced home presented in lovely order throughout with a South facing garden. A locked gate gives pedestrian access on to the High Street. Riverside walks & the Park are nearby, as is the medical centre & schooling for all age groups.

APPROACH - Footpath to half glazed front door with storm canopy above.

RECEPTION HALL - Wood laminate flooring. Staircase to one side. Radiator.

WC - Low flush WC and wall mounted wash basin. Radiator & extractor.

BREAKFAST KITCHEN - Half glazed door. Painted "Shaker" style units comprising base cupboards with drawers above under matching worktops. Inset china sink & drainer with mixer tap below leaded light bow window. Inset gas hob with twin electric ovens below. Concealed cooker hood & lighting. Recess with plumbing for a washing machine. Space for freestanding fridge/freezer. Shelved store cupboard. Five wall cupboards. Potterton central heating boiler. Borrowed leaded light arched window. Extractor & radiator.

LIVING ROOM - A full width room with "Adams" style fire surround with marble back & hearth containing coal effect electric fire. Radiator. Four wall lights. Double French doors & side windows out to,

CONSERVATORY - This useful addition is currently used as a dining room & home office. Slate tiled floor. Upvc windows with vaulted glass roof with fitted sun blinds. Power points. Lighting & ceiling fan. Double French doors out to the garden.





BEDROOM ONE (Front) - Twin dormer style leaded light windows, one with radiator below. Store cupboard. Coving.

BEDROOM TWO (Rear) - Dormer window with radiator below. Coving.

BATHROOM - Tiled floor & walls. Bath with glass shower screen, Mira shower. Dual flush WC below low level Velux skylight. One piece wash basin with mixer tap over cupboards & drawers. Chrome ladder radiator. Shaver socket, downlights & extractor.

SOUTH FACING GARDEN - A private sun trap, designed for ease of maintenance. Split level brick edged paving with gravel insets. Fully fenced with rear pedestrian gate for access & bins etc.

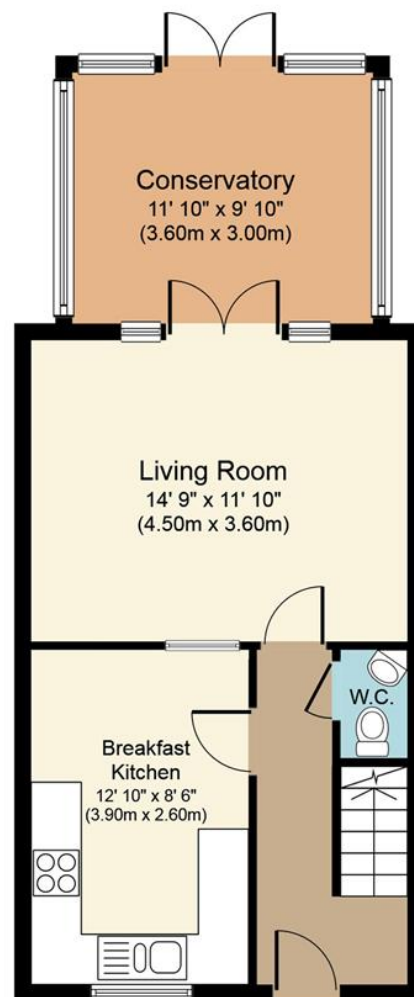
DESIGNATED PARKING - Allocated space for one car plus shared visitors parking.

GENERAL INFORMATION - There is a quarterly management fee of £50 to cover maintenance of the common parts & lighting. The EPC is "D" (64) with the potential of "B" (86). Council Tax Band D

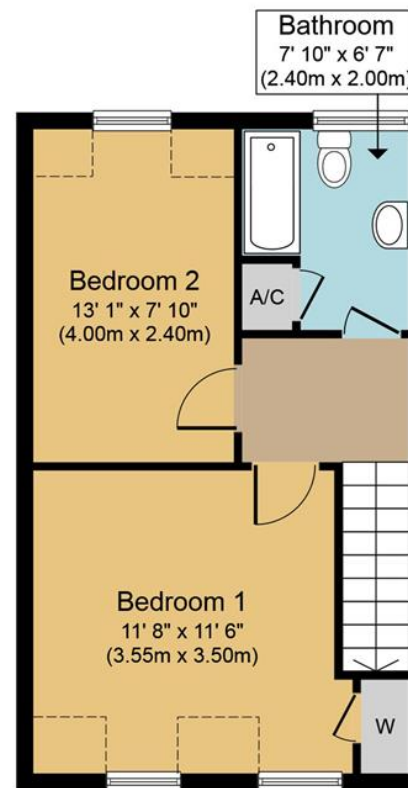


This well presented home is a short stroll from the famous Ice Cream shop and charming High Street. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 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.





Ground Floor
Approximate Floor Area
497 sq. ft.
(46.2 sq. m.)



First Floor
Approximate Floor Area
373 sq. ft.
(34.6 sq. m.)

Approx. Gross Internal Floor Area 870 sq. ft. (80.8 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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