



Henley Park Court, Warwick Road, Henley-in-Arden, B95 5FF

£365,000

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

Henley Park Court, Warwick Road, Henley-in-Arden, B95 5FF

'TURN KEY' HOME READY TO MOVE INTO WITH NO CHAIN.

Beautifully presented and fully refurbished modern home situated towards the end of the poplar Henley High Street. Two bedroom, refitted shower room, superb open plan living room and fitted kitchen with centre island, courtyard garden and secure gated parking space.

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

Access is gained via a double glazed entrance door leading to;

SUPERB OPEN PLAN LIVING ROOM/ FITTED KITCHEN

Stairs off to the first floor, attractive Karndean flooring throughout, double glazed window to front, intercom entry phone for the gates. Beautifully appointed refitted kitchen including appliances. A wide range of base, wall and drawer units, quartz worktops, sink drainer unit, integrated dishwasher, fridge and freezer, washing/ dryer. Built in electric oven, 4 ring hob, glazed splashback and extractor over. LED downlights, centre island/ breakfast bar and Bi-fold doors to the garden.

FIRST FLOOR LANDING

Loft hatch and door to;

BEDROOM ONE





BEDROOM TWO

Double glazed window to rear and electric radiator.

FULLY REFURBISHED BATHROOM

Modern white suite: WC, panelled bath with thermostatic shower over, wall mounted vanity unit with wash basin. LED downlights, Feature ceramic tiled walls and flooring.

OUTSIDE

COURTYARD STYLE GARDEN

A low maintenance garden with slate chipping, raised flower beds with sleepers to the front, fencing to sides and rear with a gate leading to the rear residents car park.

GATED PARKING SPACE

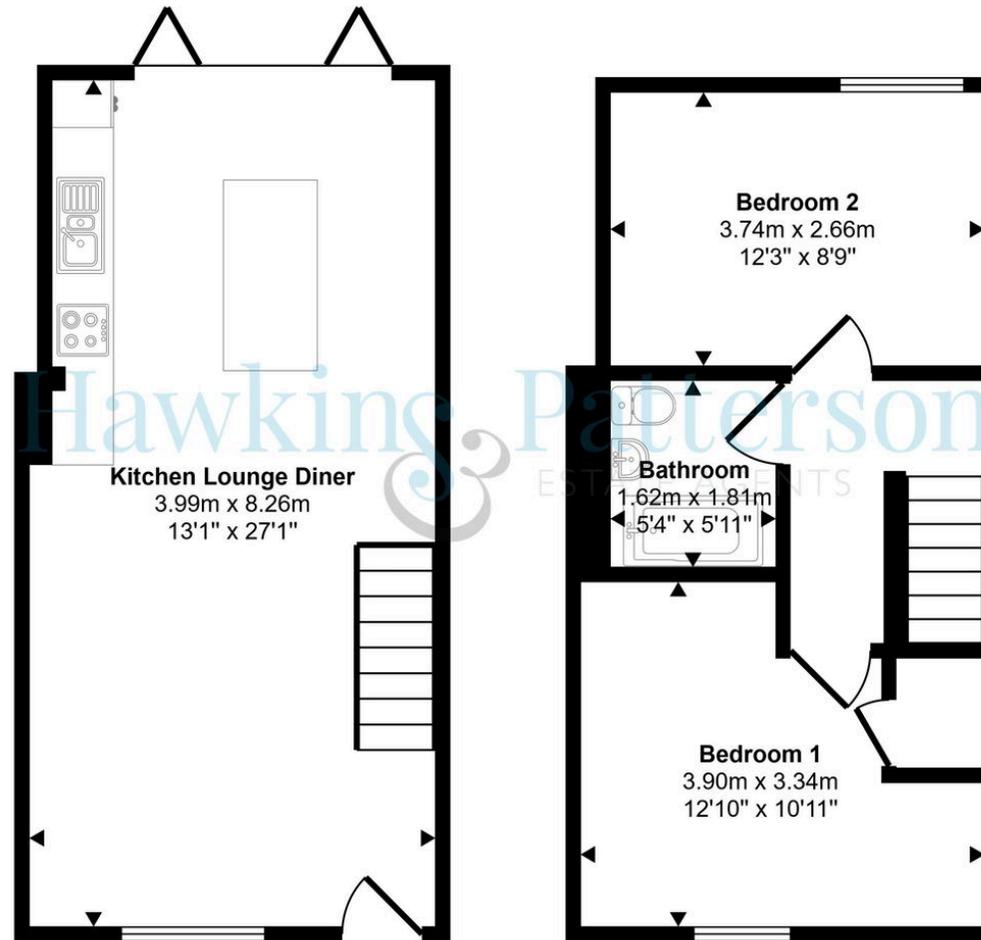
Access to the car park is gained via the remote controlled electric gates leading from from the Warwick Road and there is an allocated space with the property. (In the photo of the car park where the white car is positioned).







Approx Gross Internal Area
64 sq m / 685 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft

First Floor
Approx 31 sq m / 338 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.