





Harts are delighted to offer for sale this chain free family home in the popular town of Henley in Arden. With spacious accommodation over three floors, this super home not only offers a pretty rear garden but private parking area to the rear of the property and is offered for sale with no chain.

An internal viewing is highly recommended to appreciate this bright and well-proportioned property.

In brief the property comprises:-

APPROACH This pretty three storey townhouse has a small gravelled frontage with steps leading up to the front door.

HALLWAY Giving access to the ground floor accommodation and stairs leading to the first and second floors.

GUEST WC Fitted with a modern white suite comprising low flush WC, pedestal hand basin and tiling to splashback areas.

BREAKFAST KITCHEN A modern breakfast kitchen fitted with a range of eye and base level units and drawers with complementary work surfaces over and tiling to splashback areas. Built in electric oven and gas hob with extractor over, stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher, washing machine and space for upright fridge freezer. This functional kitchen can accommodate a breakfast table next to the bay window to the front elevation.

LIVING ROOM A bright and airy, well-proportioned living room situated at the rear of the property and having French doors leading out into the pretty rear garden. With electric feature fireplace.

FIRST FLOOR LANDING





BEDROOM (REAR) A double bedroom with window to rear elevation and having the benefit of fitted wardrobes.

SINGLE BEDROOM (FRONT) A single bedroom with windows to front elevation with fitted wardrobes. This room, if not required as a bedroom with lend itself to being utilised as a home office / study should the new owners need to work from home.

FAMILY BATHROOM A white suite comprising panelled bath with waterfall shower over, low flush WC and hand basin, tiling to splashback areas and tiling to floor.

ON THE SECOND FLOOR

MASTER BEDROOM SUITE A spacious double bedroom with sky lights allowing lots of natural light to floor the top floor area.

DRESSING AREA Open to the bedroom area, this useful dressing area has space and potential to fit built in robes,

SPACIOUS EN SUITE A good size modern en suite shower room comprising low flush WC, hand basin, shower cubicle, tiling to splashback areas and window to front elevation.

LOW MAINTENANCE REAR GARDEN A mature landscaped rear garden which is mainly laid with paving and decking and surrounded by mature shrubs and trees. A pretty rear garden ideal for al fresco dining and relaxation.



PARKING The property benefits from having two private parking spaces to the rear of the property in a small car park which can be access from the rear garden and from the side passageway which runs down the side of the house.

LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to visit. Henley-in-Arden is best known for its variety of historic buildings. Some of these buildings date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses, and many restaurants to choose from, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.

ADDITIONAL INFORMATION

TENURE: The property is currently Leasehold due to it currently being a shared ownership property and part owned by the current owner (46%). However, purchasers are able to buy the property at the full market value, as per the advertisement and will own the property 100% and the Freehold on completion. This will be confirmed by your chosen solicitor when appointed. Please ask for more details.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





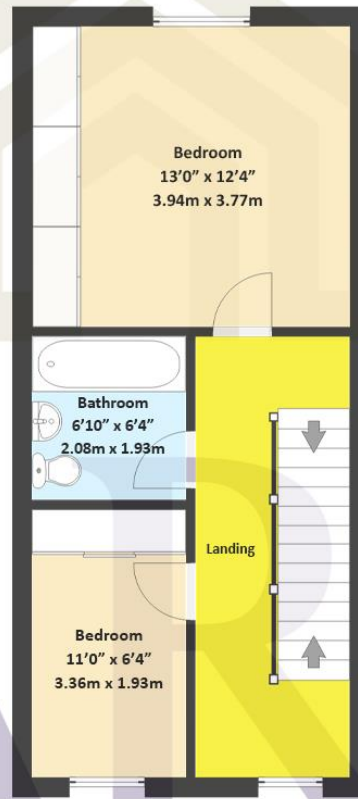


Total Internal Accommodation 101.46 square metres / 1092 square feet

Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | 80 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |

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