



**10 The Croft, Henley in Arden
B95 5DY**

**Guide Price
£500,000**



Tucked away discreetly, and just a short walk to Henley in Arden's High St is this very well presented, three-storey town house which has been beautifully looked after by the same owner from new. This lovely home offers cosy yet bright and airy accommodation, with the benefit of parking for two cars, garaging and lawned rear garden.

APPROACH The property is approached through a pretty low maintenance front garden with access through a composite door to :-

HALLWAY A bright welcoming hallway with window to side elevation, stairs rising to the first floor landing and doors to :-

FITTED KITCHEN A modern white kitchen fitted with a range of eye and base level units and drawers with complementary work surfaces over, tiling to splashback areas, one and a half bowl sink and drainer with mixer tap over, space and plumbing for washing machine, integrated dishwasher, integrated under counter fridge, Bosch electric oven and microwave oven, tiling to floor and window to front elevation.

OPEN PLAN LIVING / DINING ROOM A beautifully presented open plan living / dining room tastefully decorated and offering lovely views and access in to the rear garden. With feature stone fireplace and useful understairs storage cupboard.

ON THE FIRST FLOOR With linen cupboard housing the hot water cylinder.

BEDROOM With windows to rear elevation.

BEDROOM With windows to front elevation.

BATHROOM Fitted with a white suite comprising low flush WC, pedestal hand basin, corner bath with hand held shower attachment and tiling to splashback areas.

ON THE SECOND FLOOR

MAIN BEDROOM WITH DRESSING AREA A well proportioned main bedrooms to the top floor with windows to front elevation, large storage cupboard housing the central heating boiler. Door to dressing area which has fitted storage wardrobes and opens into :-





EN SUITE Fitted with a white suite comprising low flush WC, hand basin, shower cubicle with mains fed shower, extractor, tiling to splashback areas and window to rear elevation.

REAR GARDEN WITH SOUTHERLY ASPECT With fenced and mature hedged boundary, this pretty and private rear garden has the benefit of a southerly aspect and a patio large enough for outside dining. Steps up lead to a small lawned area and a gazebo with a raised seating area at the rear of the garden.

SINGLE GARAGE AND PARKING The property benefits from two parking spaces right outside the front of the house together with a single garage with power.

LOCATION

HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which 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, fabulous schooling, 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: FREEHOLD Purchasers should check this before proceeding.

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.

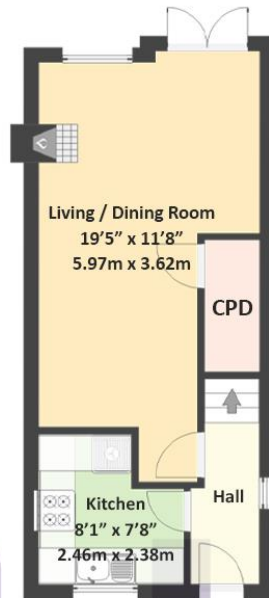




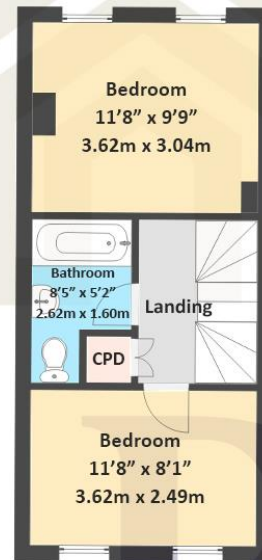


Total Internal Accommodation 80.19 square metres / 863 square feet (excluding garage)

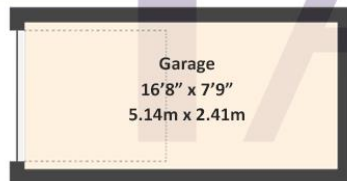
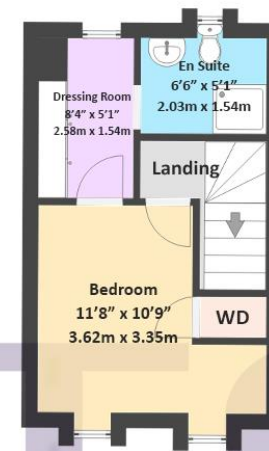
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		69
(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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