



**25 The Croft,
Henley-In-Arden, Warwickshire, B95 5DY**
Offers In The Region Of £445,000

Arranged over three storeys, this well-presented end of terrace townhouse briefly comprises; three bedrooms, two shower rooms, spacious lounge/dining room, and fitted kitchen. Externally, there is a driveway to the front with two parking spaces and a low maintenance courtyard garden at the rear.

The property is discreetly positioned within the highly sought-after development of The Croft, just a short stroll from Henley-in-Arden High Street.

The Croft is a small sought-after residential development, standing just off Henley-in-Arden High Street. Constructed in the late 1990's, the small select cul de sac is accessed via a private road and enjoys a quiet location. The many restaurants, pubs, shops, schools and doctor's surgery are easily accessed via a short walk. The nearby railway station provides links to Stratford upon Avon and Birmingham City Centre.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants (including Greek, Indian, Italian and Thai), both primary and secondary schools, a dental practice and doctors' surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles, respectively. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon. Additionally, rail services to London Marylebone are available from Warwick Parkway railway station, which is located within easy reach.

The property also benefits from being offered for sale with no onward chain.



The property is set back from the road behind a block paved driveway, which provides parking for two motor cars. A paved footpath leads to a timber pedestrian gate that provides side access to the rear garden.

The timber front door opens into:

GROUND FLOOR

Entrance Hall

11'2" x 2'11" (3.41m x 0.90m)

With obscure double glazed window to the side, staircase rising to the first floor, and radiator. Door into:

Kitchen

8'5" (max) x 7'10" (2.58m (max) x 2.39m)

With double glazed window to the front, a range of wall, drawer and base units with square edged work surfaces over, inset sink with integrated draining grooves and chrome mixer tap over, built-in eye-level "Hotpoint" oven and grill, inset 4-ring "Neff" electric hob with extractor hood over, integrated fridge, built-in wine cooler, integrated "Hotpoint" slimline dishwasher, space and plumbing for a washing machine, tiling to splashback areas, radiator, and tiled flooring.

- From the entrance hall, there is a door into:

Lounge/Dining Room

22'10" x 11'11" (6.97m x 3.65m)

With double glazed bi-fold doors leading to the rear courtyard garden, feature fireplace with stone surround, inset 'living flame' gas fire and stone hearth, vertical panel radiator, and inset floor lighting. Door into:

Storage Cupboard

6'10" x 2'11" (2.10m x 0.90m)

FIRST FLOOR

Landing

10'0" x 6'6" (3.05m x 1.99m)

With obscure double glazed window to the side, staircase rising to the second floor, and radiator. Door into:

Airing Cupboard

Housing the "Megaflow Heatrae Sadia" hot water cylinder; with fitted shelving.

Bedroom Two

11'11" (into wardrobes) x 10'0" (3.65m (into wardrobes) x 3.07m)

With double glazed windows to the rear, 4-door sliding mirrored wardrobe with hanging rails, fitted shelving and drawer units, and two radiators.

Bedroom Three

11'11" x 8'1" (3.65m x 2.48m)

With double glazed windows to the front and two radiators.

Main Shower Room

9'3" (max) x 5'1" (2.82m (max) x 1.56m)

With 3-piece suite comprising; large walk-in shower unit with glazed folding door, mains fed 'drench head' shower and additional handheld attachment over, low level WC, feature glass-topped vanity unit with circular chrome wash hand basin and mixer tap over, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

SECOND FLOOR

Landing

With obscure double glazed window to the side. Door into:

Bedroom One

11'11" x 11'9" (3.65m x 3.59m)

With double glazed windows to the front and two radiators. Door into:

Airing Cupboard

Housing the "Vaillant" gas-fired central heating boiler.

- From the bedroom, there is a door into:

Dressing Room

9'6" x 5'0" (2.92m x 1.54m)

With hatch giving access to the loft space, double glazed window to the rear, and 3-door wardrobe with hanging rails and fitted shelving. Opening into:

En-Suite Shower Room

6'7" x 6'3" (2.01m x 1.92m)

With obscure double glazed window to the rear, 3-piece suite comprising; shower cubicle with glazed door, mains fed 'drench head' shower and additional handheld attachment over, low level WC, pedestal wash hand basin and chrome hot-and-cold taps over, extractor fan, shaving point, tiling to splashback areas, and chrome ladder-style heated towel rail.

Rear Courtyard Garden

A mix of paved and decked areas with raised walled flower beds stocked with a range of plants and shrubs. The garden is bound on all sides by timber fencing and has outdoor lighting. To the side, there is a timber gate giving pedestrian access to the front of the property.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps.

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 - Good outdoor and in-home

Three - Good outdoor

Vodafone - Good outdoor, variable in-home

For more information, please visit:
<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the airing cupboard to the second floor.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

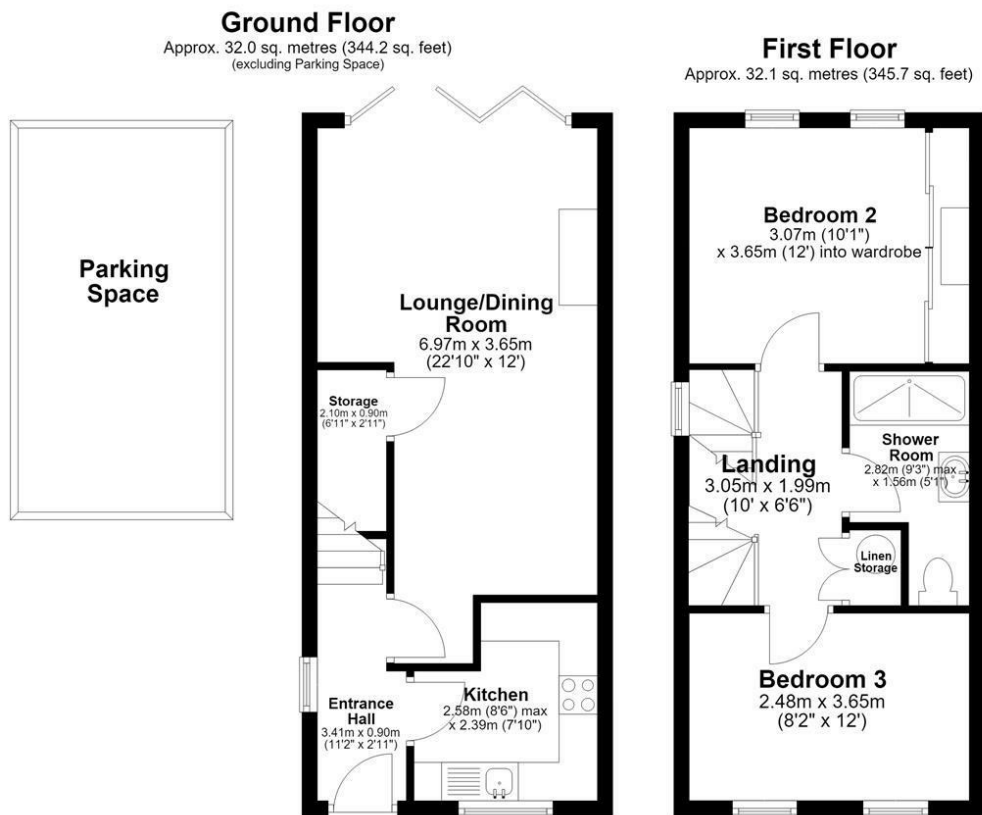
Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 86.0 sq. metres (925.4 sq. feet)

