

HUNTERS[®]

HERE TO GET *you* THERE



Warwick Road

Henley-In-Arden, B95 5BJ

Offers In Excess Of £310,000



Council Tax: C



208 Warwick Road

Henley-In-Arden, B95 5BJ

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Open Canopy Porch

Feature canopy above the front main entrance door leads to:

ON THE GROUND FLOOR

Dining Room (front)

10'11" x 10'2" (3.35m x 3.10m)

Having bay window with fitted shutters and window seat with storage below, ceiling spot lights, radiator, access to under-stair storage cupboard, partial wood flooring, staircase leading to the first floor accommodation, and door to:

Fitted Kitchen

14'0" x 10'11" max (4.27m x 3.35m max)

Having window to side, stable door to rear garden, two ceiling light points, wall mounted boiler, tiled flooring and fitted units comprising: Belfast style sink with mixer tap over, wall, drawer and base units with wood effect work surfaces over, space for cooker, undercounter space for fridge/freezer, space and plumbing for washing machine and dishwasher, and feature wood doors opening to:

Sitting Room (rear)

10'11" x 10'0" (3.35m x 3.05m)

Having feature high level window and additional window to rear aspect, French style doors opening to the rear garden, feature beams to ceiling, wall mounted electric fire, radiator and wood effect flooring.

ON THE FIRST FLOOR

Landing

Accessed via a staircase from Dining Room, with doors leading to:

Bedroom 1 (rear)

10'0" x 8'11" (3.05m x 2.74m)

Having window with fitted shutters, radiator and range of built-in wardrobes.

Bedroom 2 (front)

10'0" x 8'0" (3.05m x 2.44m)

Being an L-shaped room and having window with fitted shutters, and radiator.

Shower Room

Having tiled walls and flooring and complimentary suite comprising :- low level WC, enclosed corner shower cubicle with "rainfall" style shower plus additional shower head over, wash hand basin with mixer tap over and vanity unit below, and chrome heated towel rail.

OUTSIDE

Rear Garden

Accessed via the kitchen, offering southerly facing aspect, comprising a pathway leading to a gravel laid seating area. Feature quarry tile path leading from Sitting Room to a lawn with planted borders to sides, access to a garden shed and opening to a decked terrace having balustrade with railing and views to stream (River Alne) at rear.

AGENTS NOTES

1. The vendor informs Hunters that the property lies within Henley-in-Arden Conservation Area. 2. Hunters have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approvals, or whether such approvals were obtained. 3. The vendors informs Hunters that the property has the benefit of a shared access way to the rear of the property leading from Warwick Road. 4. The rear garden of the property backs onto the River Alne.

Tel: 01564 770707

Hunters have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal advisor prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Borough of Stratford-Upon-Avon and is Band C.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity and water are connected to

the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

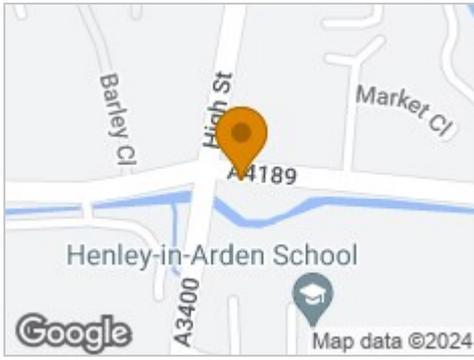
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

GENERAL INFORMATION

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



Hybrid Map



Terrain Map



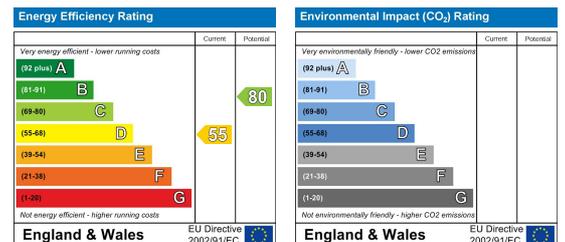
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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