

Peter Clarke



22 Arden Road, Henley-in-Arden, B95 5LF

£397,500

**ENJOYING AN ENVIABLE SETTING ON A
SMALL CUL- DE- SAC WITH WONDERFULL
SOUTHERLEY REAR ASPECT THAT OVER
LOOKS WHITLEY HILL & OPEN COUNTRYSIDE.
AN IDEAL 3 BEDROOM / 2 RECEPTION ROOM
FAMILY HOME THAT CAN BE ADAPTED OR
EXTENDED AS YOU WISH**



APPROACH Set on a cul de sac off the main road this property sits well back behind a deep lawned garden with brick edge tarmac driveway flanked by riven paved footpath. Storm canopy. Upvc door into,

RECEPTION HALL 11' 10" x 6' 2" (3.61m x 1.88m)

Wood laminate flooring. Staircase & Upvc front window.

GUESTS WC Dual flush WC below obscure Upvc window, Wash basin & radiator.

SITTING ROOM 16' 8" x 10' 4" (5.08m x 3.15m) A dual aspect room with Upvc windows either end each with radiator below. Chimney breast with brick fire surround with quarry tiled hearth.

DINING ROOM 14' 8" x 10' 0" (4.47m x 3.05m)

Wide Upvc patio doors affording a superb view over the garden towards the hillside beyond. Radiator.

BREAKFAST KITCHEN 17' 1" x 9' 5" (5.21m x 2.87m)

A bright triple aspect room with Upvc windows on three sides. Range of units in Beech laminate under contrasting worktop. Inset sink with mixer tap. Space for slot in cooker. Integrated dishwasher, recess with plumbing for a washing machine plus space for a tumble drier. Breakfast bar. Cupboard housing gas combination boiler. There is potential loft space above the kitchen.

LANDING Linen cupboard. Loft access.

BEDROOM ONE (REAR) 13' 3" x 10' 1" (4.04m x 3.07m) Upvc window enjoying a wonderful outlook.

BEDROOM TWO (REAR) 11' 11 max" x 8' 11" (3.63m x 2.72m) Double fitted wardrobe.

BEDROOM THREE (FRONT) 9' 0" x 7' 5" (2.74m x 2.26m) Double fitted wardrobe.

BATHROOM Obscure Upvc side window. Bath with electric shower over. Wash hand basin & WC. Ladder radiator.



SOUTHERLY ASPECT GARDEN A generous sized garden currently laid to lawn. Timber shed. Hedging along the rear boundary with fields beyond.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor that all main services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:

D (64). A full copy of the EPC is available at the office or on line if required.



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