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£425,000 Offers In Excess Of

Meadow Road, Henley-in-arden, B95 5LB

Semi-Detached House | 3 Bedrooms | 1 Bathroom



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# Step Inside

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## Key Features

- Sought after location
- Off road parking
- Great family home
- Close to fantastic schools
- No upward chain
- Three bedroom family home
- Modern style breakfast kitchen
- Downstairs W.C/Utility Room
- Low maintenance rear garden
- Viewings highly recommended

## Property Description

Stunning Modern Style Three Bedroom Extended Family Home in Henley-In-Arden. Offered for sale with NO UPWARD CHAIN. Viewings Highly Recommended

## Main Particulars

### PROPERTY LOCATION

Henley-in-Arden is a small town in Warwickshire and its known for its wide variety of historic buildings. The famous High Street is one mile long and this is where you will find shopping, social and recreational facilities. Henley-in-Arden is approximately 9 miles west of the county town of Warwick, 15 miles southeast of Birmingham, 9 miles east of Redditch and 9 miles north of Stratford upon Avon. Henley-in-Arden railway station is on the Birmingham to Stratford Line and has regular rail services to Birmingham Moor Street and Birmingham Snow Hill and Stratford upon Avon station. There are many schools within the town including Henley-in-Arden Montessori Primary School, Henley-In-Arden CE Primary School, Henley-in-Arden School, Venture Academy and St Mary's RC Primary School. The home also falls within the catchment area for Shotton Grammar School, King Edward School and Alcester Grammar School.

### FULL DETAILS:

A stunning modern three-bedroom family home located on the highly sought-after Meadow Road in Henley-in-Arden.

This well-presented property features two reception rooms, one with a cozy log burner and doors opening onto the rear garden. The modern kitchen is equipped with a range of base cupboards, drawer units, matching wall-mounted cabinets, a sink and drainer with mixer tap, integrated double oven with induction hob, and a breakfast area at the rear. There is also a downstairs W.C./utility room with space and plumbing for white goods, as well as access to the rear garden and an adjoining garage/store.

Upstairs, the first floor boasts three bedrooms—two doubles and one single—and a family bathroom. Externally, the property benefits from off-road parking at the front and a low-maintenance rear garden featuring a paved patio and lawn, with fencing on either side for privacy.

This home offers comfortable, modern family living in a desirable location.

### Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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