



VAUGHANREYNOLDS
ESTATE AGENTS

2 The Tanyard
Henley-In-Arden, B95 5AJ



The Property

Tucked away within an exclusive gated development just moments from the vibrant High Street of Henley-in-Arden, 2 The Tanyard presents a wonderful opportunity to acquire a three-bedroom, two-bathroom terraced home combining comfort, convenience and charm. Approached via electronically operated gates, the property enjoys a peaceful setting behind a neatly planted foregarden, creating an inviting first impression.

Inside, a welcoming entrance hall leads to a thoughtfully arranged ground floor, where a bright sitting room with a feature bay window and fireplace offers a cosy yet elegant space to relax. To the rear, the spacious dining kitchen is perfectly designed for modern living, complete with integrated appliances and patio doors opening onto a low-maintenance courtyard garden, ideal for both everyday living and entertaining.

Upstairs, three bedrooms (two double, one single) provide flexible accommodation, including a principal bedroom with fitted wardrobes and its own en-suite shower room, complemented by a family bathroom serving the remaining rooms. The property further benefits from a single garage with electric up-and-over door, two private parking spaces, and the rare advantage of being offered for sale with no upward chain, making it an appealing and straightforward purchase.





Situated in the heart of this highly regarded market town, residents can enjoy an array of amenities including independent shops, welcoming pubs, restaurants and essential services, while excellent transport links via the nearby railway station and easy access to major road networks ensure convenient connections to Stratford-upon-Avon, Solihull and beyond

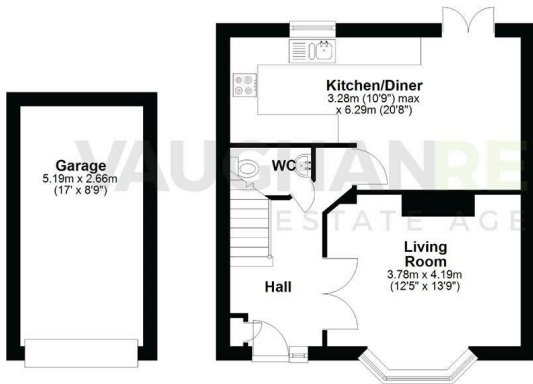
The Location

Henley-in-Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (two miles) which provides links to the M42, M5, M1 and M6. In addition, the N.E.C., Birmingham International Airport and Railway Station are all within half an hour's drive. Henley-in-Arden contains a wide choice of local shops, Inns and restaurants, together with primary and secondary schooling facilities. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

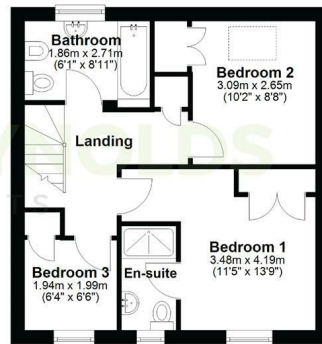




Ground Floor
Approx. 56.0 sq. metres (603.3 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 98.0 sq. metres (1054.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Estate Management Service Charge: £25 per month, payable to Kingston Mews Management Company to cover maintenance over the communal areas.

Local Authority: Stratford, Council Tax Band E

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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