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SALES & LETTINGS

**25 William James Way, Henley-In-Arden,
B95 5GB**

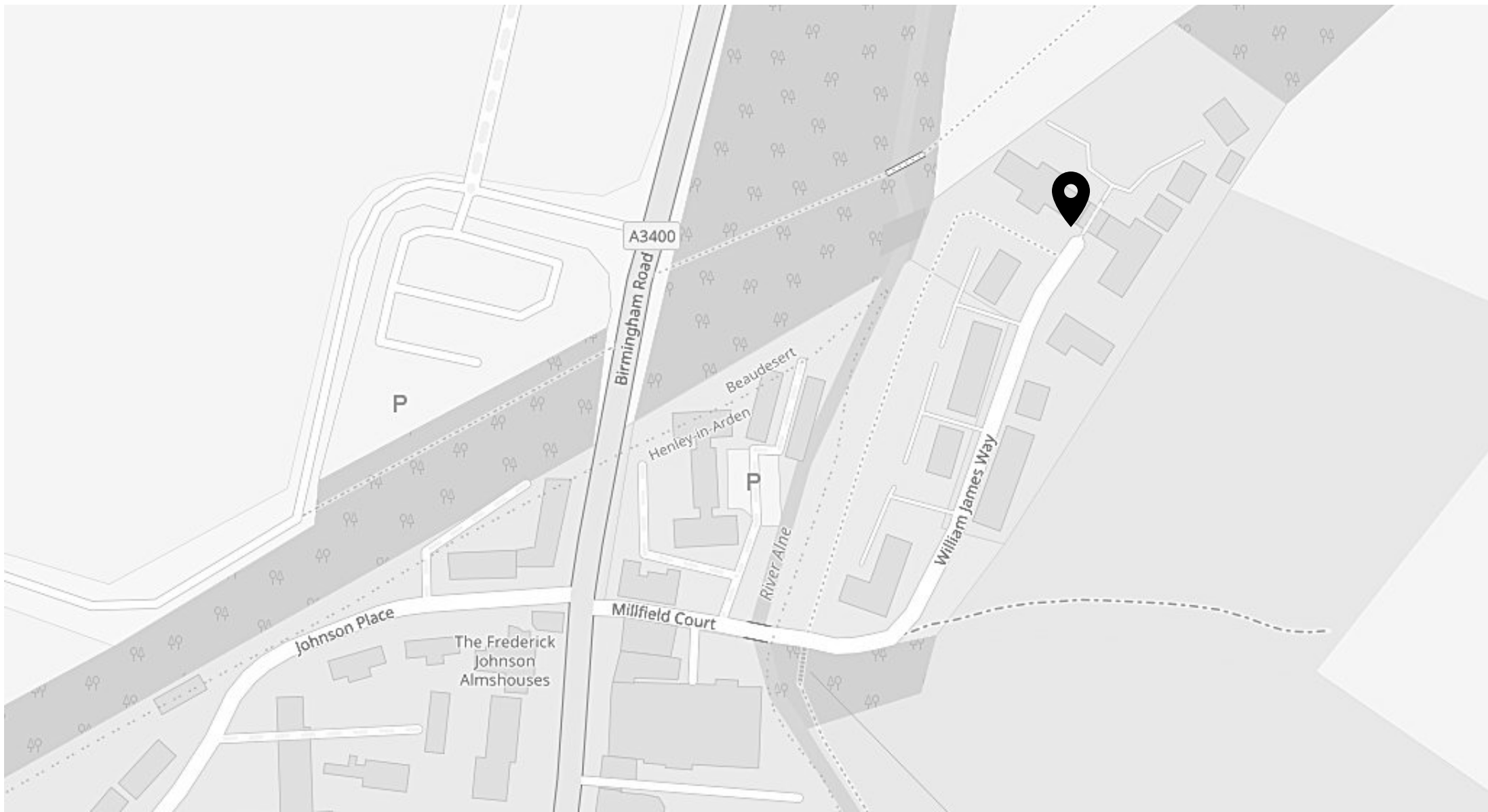
This one bedroom Coach house has been completely refurbished and is beautifully presented throughout. Ideally located just off the High Street in the heart of Henley-In-Arden village. Being just a few minutes walk from local amenities, is perfect for first time buyers, down-sizers or investors.

As you step into the property through its own private entrance there are stairs leading to the upper level, boasting a spacious open-plan living, dining, and kitchen area, perfect for modern lifestyles. The area is complemented by ample storage space. Adjacent to this is the large double bedroom which has plenty of space to accommodate wardrobes. The modern family bathroom has also been modernised and completes the layout of this property. Each room is finished to a high standard



While this property does not feature a garden, it compensates with secure gated parking, with one allocated parking spot which ensures easy access to your vehicle. Additionally, the property includes an outside storage cupboard, offering additional space needs.





LOCATION

Nestled just off the High Street, this Coach house is ideally situated in the vibrant Henley-In-Arden village. Its location offers the perfect balance of countryside charm and convenience, being a short walk from essential amenities. Proximity to transport links and the train station makes it an excellent choice for commuters. The property stands as a gateway to all local offerings, including shops, cafes, and recreational activities.

FEATURES

- Stunning One Bedroom Coach House
- Open Plan Living/dining/Kitchen
- Double Bedroom
- Modern Bathroom
- Countryside views
- Secure Gated Parking For One Car
- Outside Storage
- High Street Location
- Close To Transport Links and Train Station
- On The Doorstep Of All Local Amenities

SIZE

Total - 574.7 Sq Ft

TENURE

Leasehold with 108 years remaining on the Lease. The Ground Rent is £330.06 per annum with a Service Charge of £1,491.48 per annum.

COUNCIL TAX

Stratford District Council B

SERVICES

All mains services are connected to the property. It is advised that you confirm this at point of offer.

VIEWING

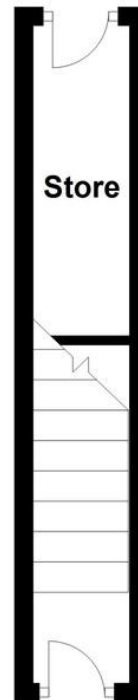
Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314

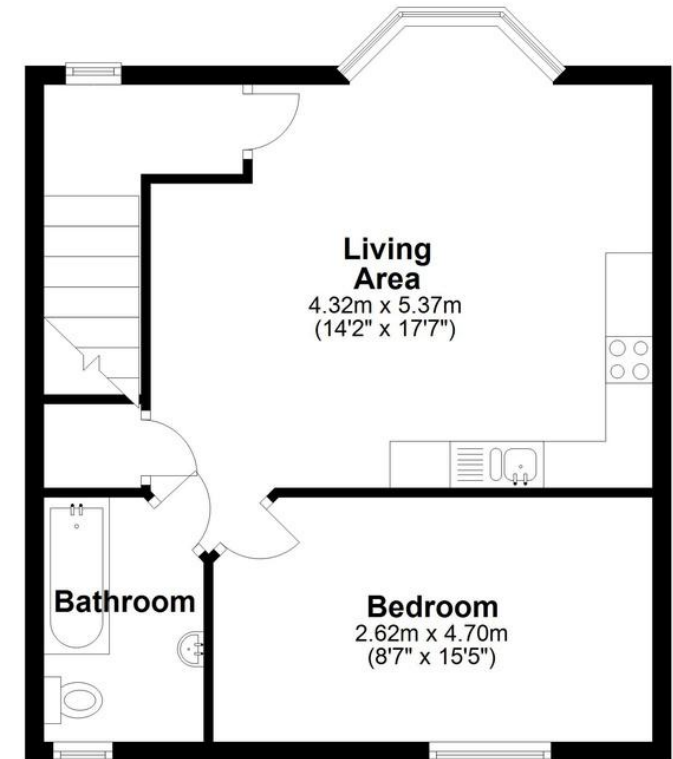
@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ground Floor
Approx. 7.3 sq. metres (78.1 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 53.4 sq. metres (574.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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