

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
01564 777 314



**SCAN FOR MORE INFO**  
**SIZE** - 590 Sq Ft  
**TENURE** - Leasehold with 971 years remaining. Ground Rent is included in the Service Charge.  
**SERVICE CHARGE** - £105 Per Month  
**GROUND RENT** - £50 Per Year  
**COUNCIL TAX** - Stratford Upon Avon District Council - C  
**BROADBAND** - Upload Max 220 MBps  
 Download Max 1000 MBps

**MOBILE** - EE Three O2 Vodaphone  
**EPC** - E - 45  
**PARKING** - 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - Henley-In-Arden (Conservation Area)  
**Are you an investor**

**interested in expanding your portfolio?**

**Call 01564 777 314 to provide your investment criteria for alerts.**

## 19 THE YEW TREES

Offers Over £270,000

Welcome to 19 The Yew Trees, a delightful two-bedroom mid-terrace property nestled just off Henley-in-Arden's vibrant high street. Conveniently located within walking distance of local shops and restaurants, this charming home offers a modern interior with a fully fitted kitchen, open-plan living dining room, and a private garden. With two bedrooms featuring ample storage, a family bathroom, and two parking spaces on a private road, this property is a must-see.

### FEATURES

- Two-Bedroom Mid-Terrace Property
- Modern Interior Decor
- Fully Fitted Kitchen With Integrated Appliances
- Open-plan Living Dining Room
- Bedrooms With Ample Storage
- Modernised Family Bathroom
- Parking For Two Cars
- Private Garden
- Located On A Private Road

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Approx. Gross Internal Floor Area 590 sq. ft. (54.8 sq. m.)

