



9 Chingley Bank, Henley-in-Arden, B95 5LX

Price Guide £410,000

- Open Day Saturday 28th January 10-12pm
- Spacious Detached Residence
- Four Bedrooms
- Lounge and Separate Dining Room
- Breakfast Kitchen
- Energy Efficiency Rating - tbc

0121 709 3300

9 Chingley Bank, Henley-in-Arden, B95 5LX

9 Chingley Bank is a well presented, spacious, four bedroom, detached residence nestled in a quiet cul-de-sac location adjoining a country park with pleasant walks and within close proximity to the High Street. The accommodation briefly comprises hall, cloakroom/WC, spacious lounge, dining room, breakfast kitchen, large utility, four bedrooms, family bathroom, landscaped rear garden and single garage. No Chain.

APPROACH

Via a paved driveway that enables off road parking leading to an enclosed storm porch entrance.

ENCLOSED STORM PORCH

UPVC double glazed storm porch with ceramic tiled floor, ceiling light point and glazed front door to:-

ENTRANCE HALL

Single panel radiator, ceiling light point, wall light point, telephone point and doors radiating off to cloakroom/WC, lounge, kitchen, stairs rising to first floor landing, built-in cupboard beneath.

CLOAKROOM / WC

Modern hand wash basin and close cupboard W/C, complimentary ceramic tiling to splash prone areas, single panel radiator, wooden flooring, ceiling light point, UPVC double glazed window to side aspect.

SPACIOUS LOUNGE

17' 9" (5.4M) X 15' 1" (4.6M)

Ornamental fire place, wall light point, ceiling light point, recessed arch/alcove area, TV point, coving to ceiling areas, UPVC double glazed bay window to front aspect, glazed door to:-

DINING ROOM

10' 10" (3.3M) X 11' 6" (3.5M)

Double panel radiator, stripped wooden flooring, ceiling light point, double patio doors leading to garden, glazed door to:-

BREAKFAST KITCHEN

8' 6" (2.6M) X 12' 10" (3.9M)

A range of modern wall and base units with co-ordinated roll top work surfaces and matching breakfast bar, single drain sink unit, complimentary ceramic tiling to splash prone areas, integrated AEG ceramic hob, Creda double oven, ceiling light point, double panel radiator, double glazed window overlooks the garden, glazed door to:

LARGE UTILITY

15' 1" (4.6M) X 8' 6" (2.6M)

A good sized utility that comprises a range of wall and base units with work surfaces, stainless steel single sink unit, space and plumbing for a washing machine and dryer, single panel radiator, Baxi combi boiler, UPVC double glazed window to rear aspect and glazed door to:



FIRST FLOOR LANDING

UPVC double glazed window to side aspect, loft access, airing cupboard with cylinder and doors to bedrooms one, two, three, four and bathroom.

BEDROOM ONE (FRONT)

11' 10" (3.6M) X 11' 6" (3.5M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM TWO (REAR)

9' 10" (2.99M) X 11' 10" (3.6M)

Single panel radiator, ceiling light point, hand wash basin with complimentary tiling to splash prone areas, fitted mirrored door wardrobes, UPVC double glazed window to rear aspect.

BEDROOM THREE (REAR)

9' 10" (2.99M) X 9' 1" (2.77M)

Single panel radiator, ceiling light point, fitted mirrored wardrobe, UPVC double glazed window to rear aspect.

BEDROOM FOUR (FRONT)

8' 10" (2.7M) X 8' 2" (2.5M)

Single panel radiator, ceiling light point, fitted wardrobe, UPVC double glazed window to front aspect.

FAMILY BATHROOM

A beautifully appointed suite comprising, low level flush WC, bidet, hand wash basis with vanity cupboard, panel bath, separate shower enclosure with thermostatic shower with complimentary tiling to splash prone areas, double panel radiator, ceiling light point, obscure, UPVC double glazed window to side aspect.

GARDEN

A cleverly designed, split level, landscaped garden with raised patio area, rockery displays, a fish pond, a pretty gazebo, screened by panel fencing and a Leylandii hedge with a feature mirror creating an interesting focal point. A pathway to the side gives access to the front of the property.

GARAGE

18' 4" (5.6M) X 8' 6" (2.6M)

Ceiling light point, power and lighting, up and over door.





2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.