



BLIND LANE, TANWORTH-IN-ARDEN, B94 5HS
ASKING PRICE OF £579,950



»X Beautifully Presented Detached Bungalow

»X Located Within The Sought After Village Of Tanworth-In-Arden

»X Living Room

»X Dining Room

»X Breakfast Kitchen

»X Two Bedrooms

»X Loft Conversion (Third Bedroom)

»X Double Tandem Garage

»X Landscaped & Large Rear Garden

PROPERTY OVERVIEW

Located within the sought after village of Tanworth in Arden is this beautifully presented detached bungalow which benefits from a large double tandem garage. Set behind a split tarmac and stoned driveway providing ample parking, this superb property offers versatile accommodation and briefly affords:- entrance porch, entrance hallway, bathroom, living room with views to the rear garden, dining room opening into a breakfast kitchen and courtesy door leading into the garage. To the front are two double bedrooms both with bay windows and to the first floor is a further bedroom which has been created via the loft space which is currently used as either a study or additional guest bedroom. The loft also provides ample eaves storage. Outside the property enjoys the most fantastic landscaped rear garden which is mainly laid with law, formal borders shrubs and trees, extensive patio area and side pathway extending to the rear where there is numerous sheds providing ample storage. The property benefits from double glazed windows throughout and gas central and internal inspection is highly recommended to fully appreciate this beautiful detached bungalow. Viewing is strictly via Xact Homes on 01564 777284.

PROPERTY LOCATION

Tanworth in Arden is a delightful and sought after village well situated for quick access to Henley in Arden, Solihull and Hockley Heath. The village contains a good range of amenities including local inn and picturesque parish church. In addition, Tanworth in Arden boasts a junior and infant school as well as the renowned Ladbroke Park Golf Club and is well placed for access on to the M40 and M42 motorways which, in turn, provide links to the M1, M6 and M5 thus enabling fast travel to the larger centres of commerce including Birmingham, Coventry and London. The N.E.C., Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.

COUNCIL TAX

Band E

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

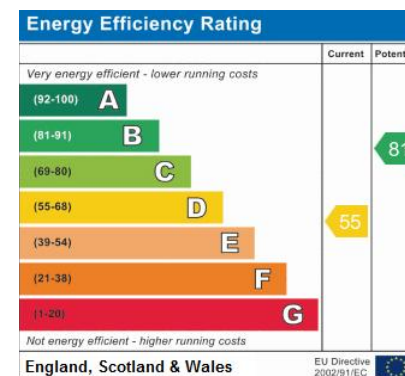
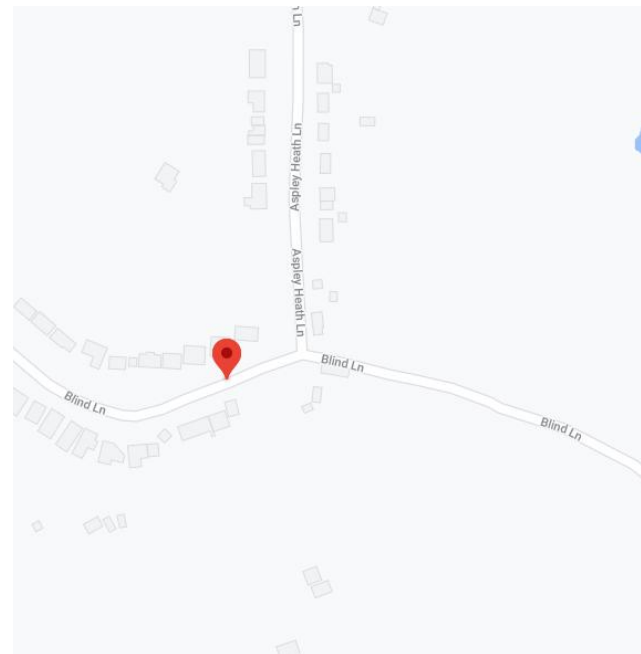
Fleur Telecom - Fibre optic

LOFT SPACE

Eaves storage

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, fridge, Neff dishwasher, all carpets, some curtains, all blinds, some light fittings and garden sheds



HALL

LIVING ROOM

16' 3" x 15' 11" (4.95m x 4.85m)

DINING ROOM

12' 0" x 11' 0" (3.65m x 3.35m)

BREAKFAST KITCHEN

14' 3" x 8' 10" (4.35m x 2.70m)

BEDROOM ONE

12' 2" x 11' 6" (3.70m x 3.50m)

BEDROOM TWO

12' 2" x 8' 2" (3.70m x 2.50m)

BATHROOM

8' 10" x 8' 2" (2.70m x 2.50m)

INTEGRAL GARAGE

32' 10" x 9' 4" (10.00m x 2.85m)

WC

FIRST FLOOR

OFFICE/ADDITIONAL BEDROOM

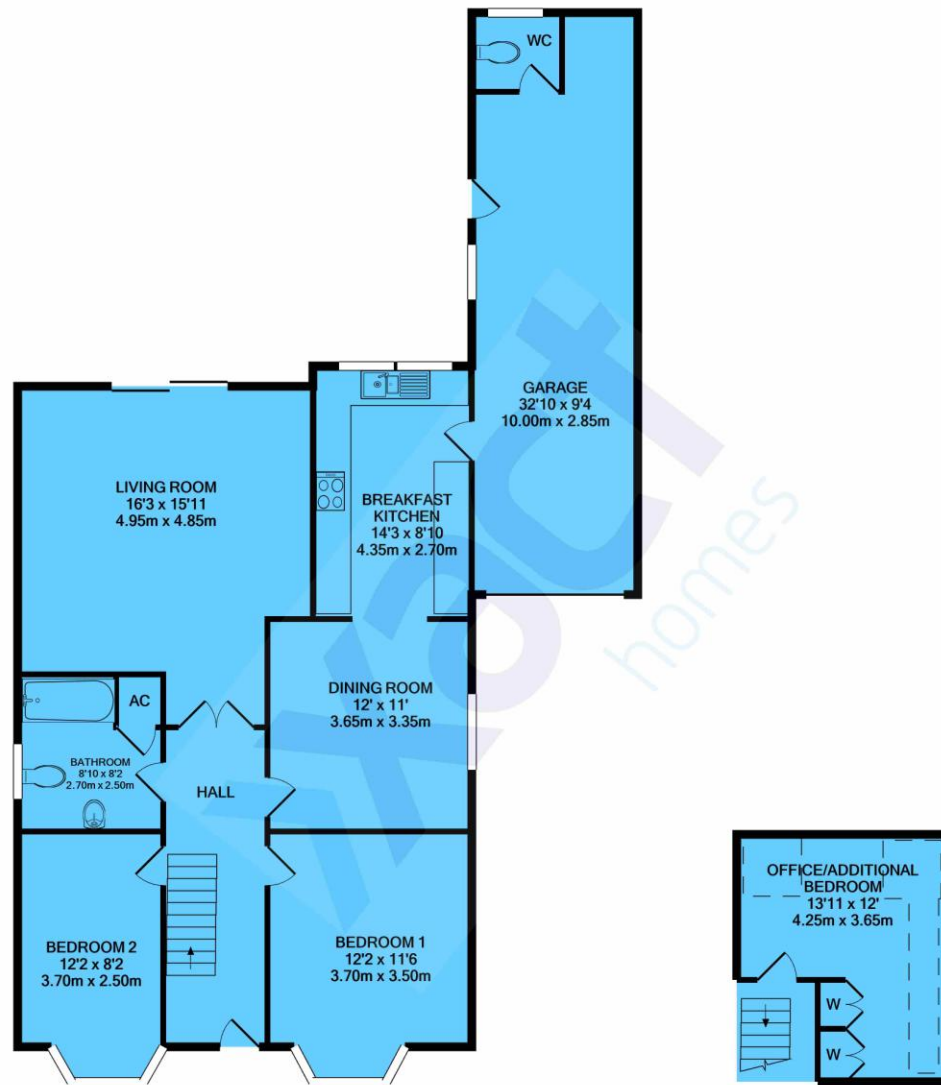
13' 11" x 12' 0" (4.25m x 3.65m)

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN







GROUND FLOOR
APPROX. FLOOR
AREA 1290 SQ.FT.
(119.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 167 SQ.FT.
(15.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.4 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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