



ARDEN LEYS, TANWORTH-IN-ARDEN, SOLIHULL, B94 5JE
ASKING PRICE OF £675,000

xact
homes

XX Four Bedroom Detached

XX Quiet Cul De Sac Location

XX Significant Scope for Extension (STPP)

XX Open Plan Living Room & Dining Room

XX Breakfast Kitchen With Granite Worksurfaces

XX Three Bathrooms

XX Large South Facing Rear Garden

XX Backing Onto Open Fields

XX Double Garage

PROPERTY OVERVIEW

Located within this quiet cul-de-sac of Tanworth In Arden, is this well presented four double bedroom detached property which also benefits from three bathrooms and a fantastic large south facing rear garden backing onto open fields. Set behind a large block paved driveway and lawned foregarden, the property is accessed via an entrance porch, entrance hall with guest cloakroom, leading to all ground floor accommodation. The ground floor includes three reception rooms being open plan living room and dining room and a superb conservatory affording views to the rear garden. There is a study conveniently located off the breakfast kitchen. The ground floor accommodation is completed with a useful utility which is also located off the kitchen. To the first floor are four double bedrooms two of which have fitted wardrobes and ensuite facilities. The remaining bedrooms are serviced via the family shower room. Benefiting from double glazed windows throughout (except utility room) and gas central heating this superb family home also offers significant scope for extension (subject to the necessary planning permissions) and to the rear affords a magnificent south facing garden which is beautifully landscaped with formal borders, shrubs and trees, mainly laid with lawn with full width paved patio area providing ample rooms for table and chairs and a side gated entrance. A particular feature of this property is the stunning and uninterrupted views to open fields. To view this most desirable property set within a quiet cul-de-sac of Tanworth in Arden please contact 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 Ladbrook 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 G

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

BT - Fibre Optic

LOFT SPACE

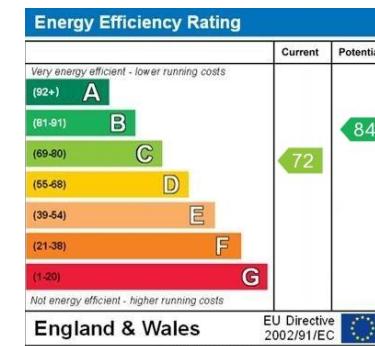
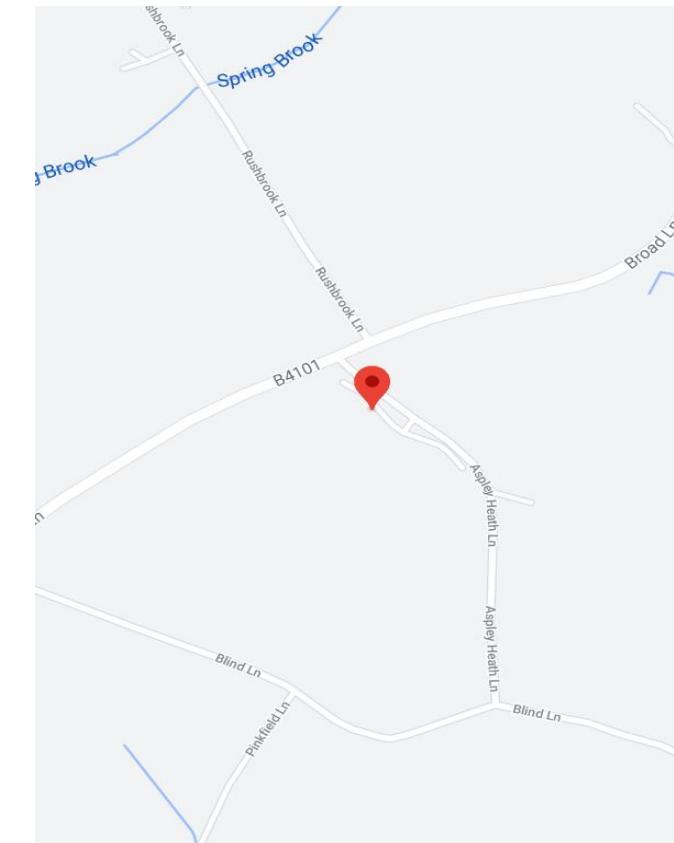
Boarded with ladder and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Indesit integrated oven, Belling integrated hob, Automat extractor, AEG fridge, granite topped table in the kitchen, carpets, blinds, fitted wardrobes in bedrooms one and three and two garden sheds.



FIRST FLOOR LANDING

BEDROOM ONE

14' 3" x 11' 6" (4.35m x 3.5m)

PORCH

HALLWAY

GUEST CLOAKROOM

5' 11" x 4' 11" (1.8m x 1.5m)

LIVING ROOM

22' 8" x 13' 3" (6.9m x 4.05m)

DINING ROOM

12' 6" x 12' (3.8m x 3.65m)

CONSERVATORY

12' 8" x 12' (3.85m x 3.65m)

BREAKFAST KITCHEN

14' 3" x 12' 8" (4.35m x 3.85m)

UTILITY ROOM

10' 4" x 7' 5" (3.15m x 2.25m)

STUDY

8' 5" x 6' 9" (2.57m x 2.05m)

ENSUITE

7' 10" x 5' 11" (2.4m x 1.8m)

BEDROOM TWO

12' 8" x 8' 8" (3.85m x 2.65m)

ENSUITE

7' 10" x 3' 5" (2.4m x 1.05m)

BEDROOM THREE

13' 1" x 9' 6" (4m x 2.9m)

BEDROOM FOUR

10' 6" x 8' (3.2m x 2.45m)

SHOWER ROOM

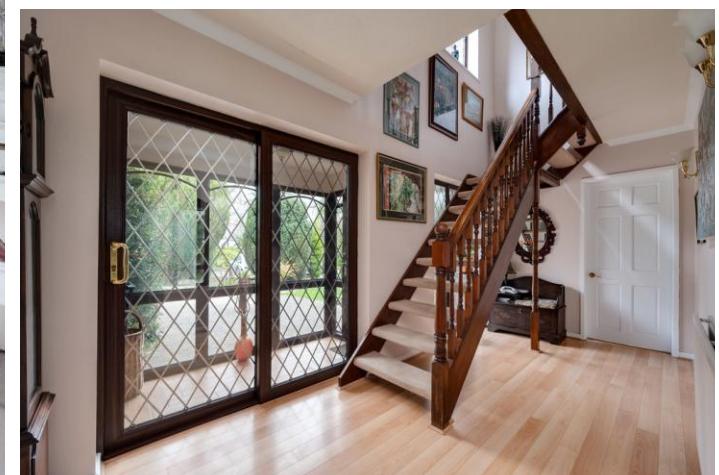
5' 6" x 5' 10" (1.7m x 1.8m)

OUTSIDE THE PROPERTY

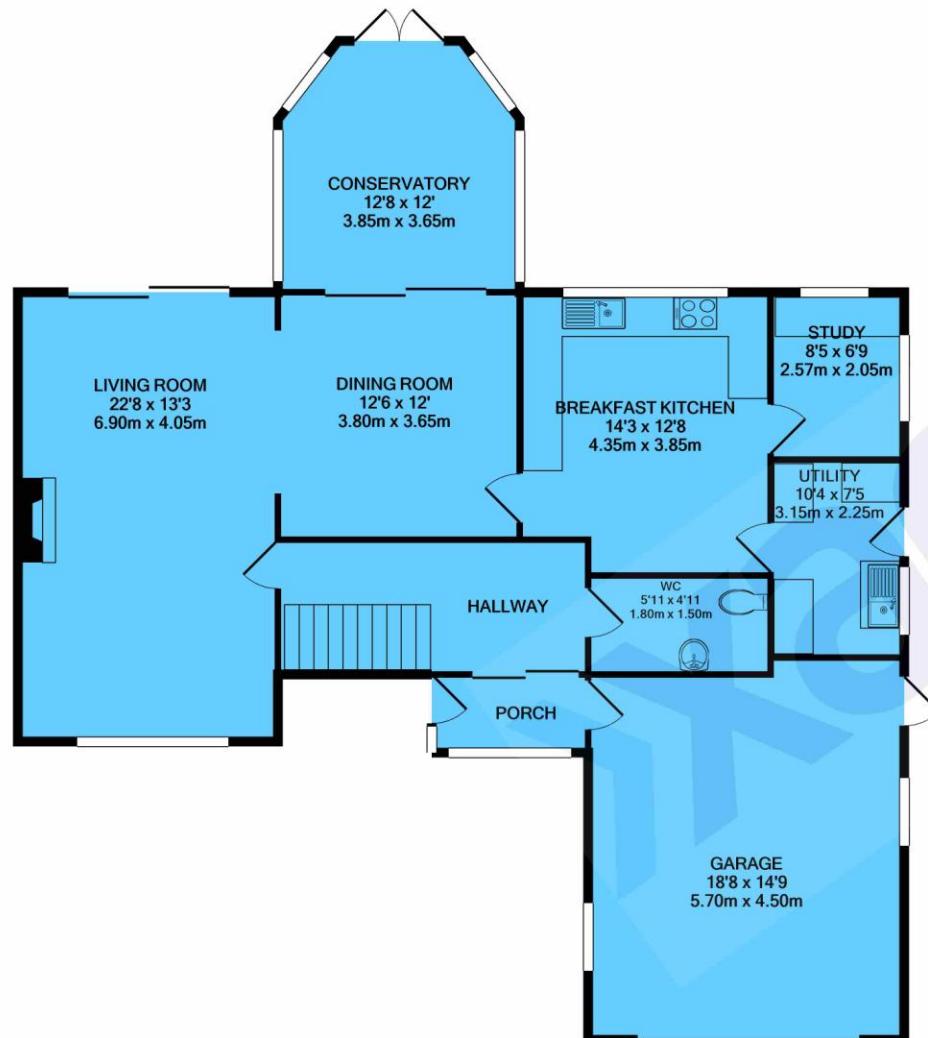
DOUBLE GARAGE

18' 8" x 14' 9" (5.7m x 4.5m)

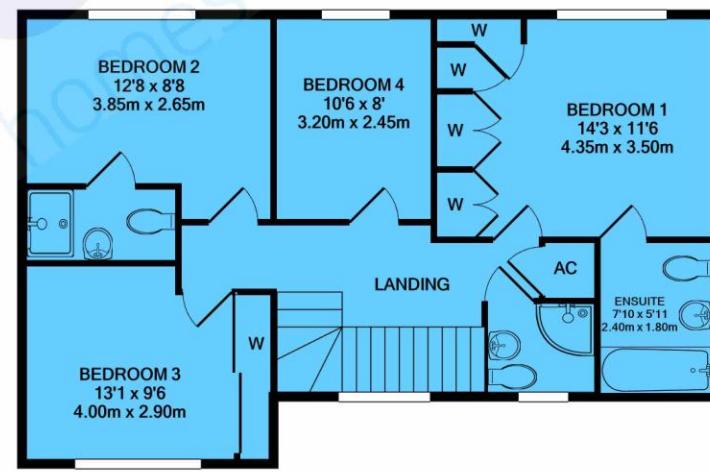
LARGE SOUTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

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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