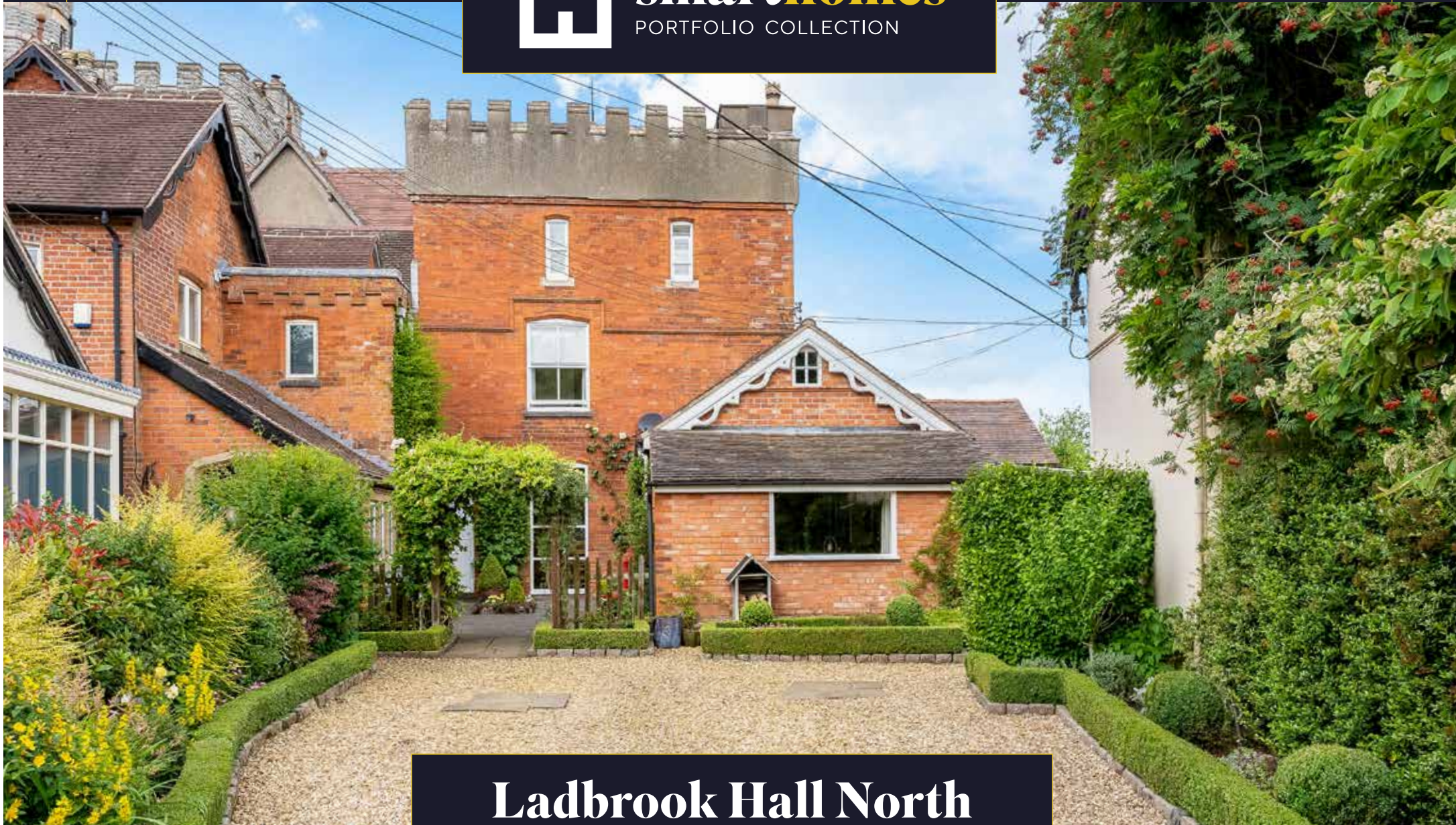




**smarthomes**  
PORTFOLIO COLLECTION



**Ladbroke Hall North**  
**Tanworth-in-Arden**

**smarthomes Portfolio are delighted to offer this period family home, one of three properties created from the conversion of Ladbrook Hall.**

**Offering split level accommodation over three floors, this charming property has been sympathetically restored by the current owners and is positioned within picturesque grounds.**



With accommodation comprising a spacious formal lounge with feature vaulted ceiling, stunning re-fitted family kitchen/diner, utility room, home office/ground floor bedrooms four with access to a ground floor shower room, three spacious double bedrooms, beautifully re-fitted family bathroom, driveway and stunning mature gardens

The property is approached via a sweeping tree lined tarmac driveway leading from Penn Lane with shrubbed boundaries and gated access to a private gravelled driveway. With delightful planted borders with flowers, shrubs and bushes and a decorative wooden archway leading through to a private blue brick courtyard with further attractive planting, external lighting and a wooden stable style front door leading into

### **Entrance Hall**

With ceiling light point, bespoke gothic arch with built in cloaks cupboard, bespoke seating, staircase leading to the first floor accommodation and a tongue and groove latch door leading off to

### **Stunning Re-Fitted Family Kitchen/Diner**

*20' 6" x 15' 7" (6.25m x 4.75m)*

Being re-fitted with a range of Shaker style wall, base and drawer units with a marble effect work surface over incorporating a ceramic Blanco 1 1/2 bowl sink and drainer unit with mixer tap over. Central island with an induction hob and concealed extractor, inset oven and grill, integrated Bosch dishwasher, integrated fridge/freezer, exposed brick slip feature wall, flag tiled flooring, schoolhouse style radiator, coving to ceiling, decorative recess, ceiling spot lights, under cupboard lighting, high level window, crittall style French doors leading to courtyard, glazed door leading to lounge, latched tongue and groove door to pantry and further latched tongue and groove door to

### **Utility Room**

*10' 8" x 3' 9" (3.25m x 1.14m)*

With a fitted butchers block style work surface with space and plumbing beneath for washing machine and tumble dryer, double glazed wooden door to gardens, high level window, Velux roof window, quarry tiling to floor, central heating radiator and ceiling spot lights

### **Spacious Lounge**

*20' 8" x 15' 10" (6.3m x 4.83m)*

With a feature vaulted ceiling with beams, high level window and light point, feature hardwood tongue and groove door leading to courtyard, original crittall windows overlooking courtyard, double glazed hardwood framed windows overlooking front and side gardens, French style rendered chimney breast with sold fuel burner and quarry tiled hearth, two wall mounted radiators and latch tongue and groove door leading to

### **Home Office/Ground Floor Bedroom Four**

*16' 2" x 8' 3" (4.93m x 2.51m)*

With double glazed hardwood French doors leading to patio area, double glazed hardwood window, radiator, built in double wardrobe, bespoke shelving, ceiling spot lights, access to loft void and latched tongue and groove door to

### **Ground Floor Shower Room**

Being fitted with a modern white suite comprising of a large walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, quarry tile style flooring and ceiling light point

### **First Floor Landing**

With bespoke fitted storage cupboard, ceiling light point, stairs rising to second floor and stripped timber door to

### **Master Bedroom**

*15' 7" x 14' 6" (4.75m x 4.42m)*

With original sash windows to three sides, detailed ceiling cornicing, radiator, ceiling light point and bespoke fitted wardrobes, shelving and television cabinet

### **Beautifully Re-Fitted Family Bathroom**

*13' 11" x 13' 7" (4.24m x 4.14m)*

Being split level and re-fitted with a luxury white suite comprising of a freestanding bath with wall mounted tap, feature vanity wash hand basin with storage and marble surface over, a low flush W.C and a large walk through shower area with overhead monsoon soaker. Two chrome heated towel rails, tiling to splash prone areas, under floor heating, built in airing cupboard, ceiling spot lights, access to loft space and original sash windows with fitted plantation shutters to two sides



## Second Floor Landing

With original sash window, ceiling light point and stripped timber door leading to

## Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

With an original sash window, vaulted ceiling with Velux roof window and exposed beam, bespoke fitted wardrobes, radiator and ceiling light point

## Bedroom Three

15' 7" x 8' 9" (0m x 2.67m)

With original sash windows with fitted plantation shutters to three sides, bespoke fitted wardrobes, radiator and ceiling light point

## Stunning Mature Gardens

Being mainly laid to lawn with a block paved patio area, timber potting shed, a variety of mature shrubs and bushes, centre water feature, mature hedgerows providing screening, decorative pergola, external lighting and power points, cold water tap and access to driveway





### **Agents Note**

We are advised by the vendor that the property has an oil fired central heating system and that the bathroom contains a flying freehold

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

*EPC supplied by vendor. Current council tax band - D*





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### Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to **smarthomes** Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, **smarthomes** Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

### Floorplans



### Energy Efficiency Rating



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