



The Green, Tanworth-in-Arden

Guide Price £575,000



PROPERTY OVERVIEW

Set within the heart of the sought after village of Tanworth in Arden and offering open views to The Green is this beautifully presented and deceptively spacious four bedroom character cottage. Originally dating back to the 16th Century, The Old Bakehouse contains many period features and, as its names suggests, originally serviced the entire village as a communal bakery. All of the ground floor accommodation is accessed via the entrance hallway which also leads to a cellar currently used as a workshop / store. With three reception rooms including living room, dining room and snug, the property offers spacious accommodation. There is an open plan dining kitchen located to the rear with a useful utility room leading off. To the first floor are four excellent bedrooms. The principal bedrooms contains extensive fitted wardrobes and all bedrooms are serviced via the family bathroom and separate shower room. Outside the property enjoys a courtyard garden which wraps to the side and rear of the property. Located in a separate block and to the rear of the property is a single freehold garage. To view this outstanding character cottage set within a most beautiful village please contact Xact Homes on 01564 777284.





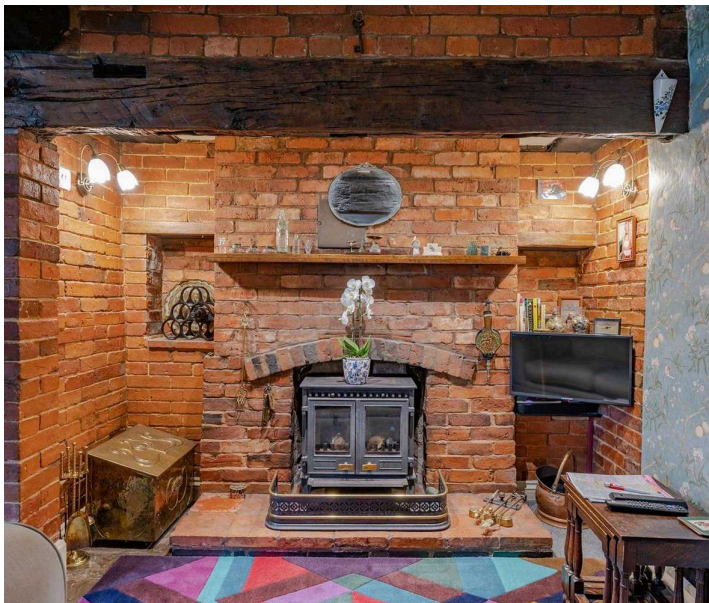
PROPERTY LOCATION

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 a local inn and picturesque parish church. In addition, Tanworth in Arden boasts a junior and infant school as well as the village cricket and tennis clubs and the renowned Ladbroke Park Golf Club. Danzey railway station is 3/4 of a mile to the south with regular train service running through to Birmingham Snow Hill, Stratford-upon-Avon and beyond. The village is well placed for road 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

- Located In The Heart Of Tanworth-In-Arden
- Open Views To Village Green & Church
- Grade II Listed Cottage
- Beautifully Presented Throughout
- Four Excellent Bedrooms
- Open Plan Dining Kitchen & Utility
- Courtyard Garden & Separate Garage
- Viewing Essential





HALL

CELLAR

LIVING ROOM

11' 1" x 11' 1" (3.38m x 3.38m)

DINING ROOM

14' 1" x 9' 6" (4.30m x 2.90m)

SNUG

8' 2" x 9' 2" (2.49m x 2.80m)

DINING KITCHEN

15' 9" x 14' 9" (4.80m x 4.50m)

UTILITY

8' 2" x 7' 2" (2.49m x 2.19m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 5" x 11' 5" (4.70m x 3.49m)

BEDROOM TWO

14' 1" x 11' 1" (4.29m x 3.38m)

BEDROOM THREE

8' 10" x 8' 6" (2.70m x 2.60m)

BEDROOM FOUR

9' 2" x 7' 6" (2.80m x 2.29m)

BATHROOM

8' 10" x 5' 7" (2.70m x 1.70m)

SHOWER ROOM



OUTSIDE THE PROPERTY

COURTYARD GARDEN

SINGLE GARAGE TO REAR

ITEMS INCLUDED IN THE SALE

All carpets, blinds and light fittings, some curtains, wardrobes in bedroom one, garden shed and freehold garage in block at rear of the property.

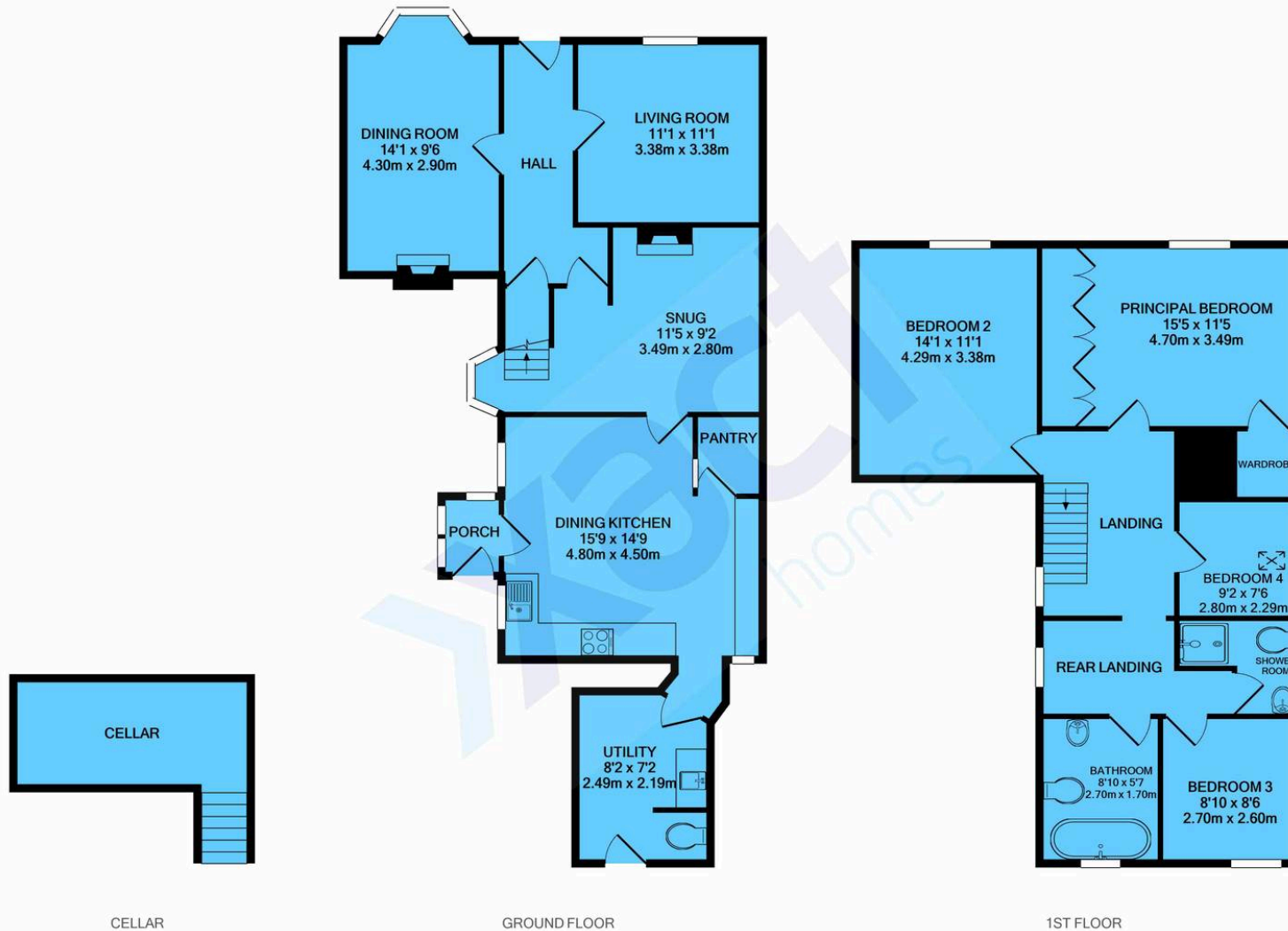
ADDITIONAL INFORMATION

Services - Mains gas, electricity, water and mains sewers
Broadband - BT Loft Space - Part boarded with lighting

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.6 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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