



smarthomes

Doctors Hill

Tanworth-in-arden, Solihull, B94 5BS

- A Very Well Presented Semi Detached Property
- Four Bedrooms
- Dining Area Opening To Family Room
- Lounge

£700,000

EPC Rating 66

Current Council Tax Band - E





Property Description

Situated in the highly desirable village of Tanworth-in-Arden, this generously proportioned Victorian semi-detached property offers accommodation spread across two levels. The property comprises of four bedrooms, two bathrooms, three reception rooms, kitchen, utility room, downstairs WC. Additionally, it boasts a spacious private rear garden, driveway parking, and an electric charging point.

Tanworth-in-Arden is a charming village with a vibrant local community, providing amenities such as The Bell pub and restaurant, a well-regarded primary school with nursery, a 13th Century parish church, village hall, and golf and tennis clubs. Conveniently located for easy access to the M40 and M42 motorways, residents have quick connections to the M1, M5, and M6, facilitating efficient travel to Birmingham, Coventry, and London. The nearby railway stations ("Danzey" and "Wood End") offer regular services to Stratford-upon-Avon, Henley-in-Arden, and Birmingham City Centre. Moreover, the NEC and Birmingham International Airport are just a short half an hour's drive away.

This property is situated away from the main road and is accessed via a tarmac footpath with block paved driveway to the side that can accommodate parking for two vehicles and includes an electric "Hypervolt" car charging point. Access to the property is gained via a front door with a canopy storm porch and inset glazed panel leading into



Entrance Hallway

With ceiling light point, radiator, tiled flooring, stairs leading to the first floor accommodation and oak door to

Lounge

21' 7" (max) x 16' 4" (max) (6.60m x 5.0m) Being L-shaped with wooden double glazed leaded light windows to the front and side, feature arched opening looking through to the dining room, under stairs storage cupboard, feature fireplace with timber surround, inset dog grate for open fire and tiled hearth, two central heating radiators and oak door to:

Dining Room

16' 4" x 12' 1" (5.0m x 3.70m) With central heating radiator, oak door to the kitchen, solid wooden flooring and opening into:



Family Room to Rear

16' 0" x 14' 5" (4.90m x 4.40m) Having wooden double glazed leaded light windows to the side and rear, double glazed leaded light French doors leading out to the rear garden, central heating radiator and and solid wooden flooring.

Kitchen to Rear

12' 9" x 9' 6" (3.90m x 2.90m) Being fitted with a range of wall, drawer and base units with square edged wood block effect work surface over, inset Franke one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over, Stoves Richmond Deluxe 3-oven Range style cooker with inset five ring gas hob (incl. wok attachment), stainless steel splashback and chrome extractor fan over, space for American-style fridge-freezer, integrated dishwasher, tiling to splashback areas, central heating radiator, tiled flooring, wooden double glazed leaded light windows to front and rear and oak door to:



Utility Room

9' 6" x 4' 11" (2.90m x 1.50m) Having a range of wall and base units with square edged wood block effect work surface over, inset single drainer stainless steel sink unit with chrome mixer tap over, space and plumbing for a washing machine, space for tumble dryer, tiling to splashback areas, central heating radiator, tiled flooring, wooden double glazed leaded light window to the rear and oak door to

Downstairs WC

5' 2" x 2' 11" (1.60m x 0.90m) Having a low level WC, wash hand basin with chrome mixer tap over, tiling to splashback areas, central heating radiator, tiled flooring and wooden double glazed leaded light window to the front

Accommodation On The First Floor

Landing

With wooden double glazed leaded light window to the side, loft hatch giving access to the loft space, central heating radiator and oak door to:

Bedroom One

15' 8" x 12' 5" (4.80m x 3.80m) Having wooden double glazed leaded light windows to the front and rear, space for wardrobes, central heating radiator and oak door to





En Suite Shower Room

Fitted with a white three piece suite comprising shower cubicle with electric shower over, low level WC, pedestal wash hand basin, extractor, tiling to splashback areas, ladder-style heated towel rail, tiling to the floor and double glazed leaded light window to the rear

Bedroom Two

13' 5" x 9' 2" (4.10m x 2.80m) With wooden double glazed leaded light window to the front, range of built-in wardrobes with hanging rail and shelving, central heating radiator and oak door to:

Wash Area

Having pedestal wash hand basin with chrome mixer tap over and tiling to splashback areas.

Bedroom Three

13' 1" x 8' 10" (4.0m x 2.70m) With double glazed leaded light window to the side and central heating radiator.

Bedroom Four

16' 0" x 7' 6" (4.90m x 2.30m) With wooden double glazed leaded light window to the rear elevation, central heating radiator and loft hatch giving access via a drop-down ladder to the roof void (being mostly boarded)

Family Bathroom

11' 9" x 7' 2" (3.60m x 2.20 m) Being fitted with a four piece white suite comprising: panelled bath, shower cubicle with mains shower over, low flush WC, pedestal wash hand basin, tiling to splashback areas, ladder-style heated towel rail, central heating radiator, tiling to the floor, obscure wooden double glazed leaded light window to rear and door to:

Rear Garden

Being mainly laid to lawn with paved patio, borders of mature plants and shrubs, mature hedging to boundaries, timber fencing and brick wall. To the rear of the garden there is space for two timber sheds, and to the side, a timber gate provides access to the front of the property.

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 - E

