



**Arden Leys, Tanworth-In-Arden Solihull B94 5JE**

**welcome to**

## **Arden Leys, Tanworth-In-Arden Solihull**

Shipways are delighted to present this four-bedroom detached property in the beautiful area of Aspley Heath. On a quiet cul-de-sac and modernised to a high standard, this beautifully presented family home offers spacious living with field views across the Warwickshire countryside.

### **Agent Note**

Council Tax Band is G.

### **Entrance Porch**

Double glazed window, ceiling light point and door to garage.

### **Entrance Hall**

Double glazed window, spotlights and radiator.

### **Cloakroom**

Two wall light point, extractor, w/c, sink and radiator.

### **Lounge**

22' 4" Max x 13' 4" Max ( 6.81m Max x 4.06m Max )  
Feature fireplace, ceiling light point, radiator, double glazed window and triple glazed french doors with access to patio

### **Dining Room**

12' 4" x 10' ( 3.76m x 3.05m )  
Double glazed sliding door to Conservatory, ceiling light point and radiator.

### **Kitchen**

19' 9" Max x 14' 3" Max ( 6.02m Max x 4.34m Max )  
Three triple glazed windows, two feature radiators, integrated dishwasher, integrated double oven, integrated microwave, hob and extractor, space for fridge-freezer, spotlights and ceiling light point, sink, wall and floor units and breakfast bar.

### **Utility Room**

10' 3" x 7' 5" ( 3.12m x 2.26m )  
Triple glazed window and door, spotlights and wall, floor units and access to garden.

### **Conservatory**

13' 4" Max x 13' 11" Max ( 4.06m Max x 4.24m Max )  
Double glazed window surround, double glazed door to garden and ceiling light point.

### **Landing**

Double glazed window, ceiling light point, loft access and radiator.

### **Bedroom One**

12' 4" Min x 11' 4" Max ( 3.76m Min x 3.45m Max )  
Triple glazed window, ceiling light point, fitted wardrobes and radiator.

### **En Suite**

Walk in shower, spotlights, heated towel rail, double glazed window, w/c and sink.

### **Bedroom Two**

12' 7" Max x 8' 10" Min ( 3.84m Max x 2.69m Min )  
Double glazed window, ceiling light point and radiator.

### **En Suite**

Heated towel rail, spotlight, w/c, shower cubicle and sink.

### **Bedroom Three**

11' 2" Min x 9' 6" ( 3.40m Min x 2.90m )  
Double glazed window, fitted wardrobe, ceiling light point and radiator.

### **Bedroom Four**

10' 7" x 8' ( 3.23m x 2.44m )  
Double glazed window, ceiling light point and radiator.





### **Bathroom**

Double glazed window, bath with shower, heated towel rail, spotlight, sink and w/c.

### **Front Drive & Garden**

Block paved, front lawn.

### **Rear Garden**

Landscaped and paved, lawn, two oak trees, water tap, two outdoor sockets, fence to fields at rear, shed, side access on both sides

### **Garage**

17' 8" Max x 14' 11" ( 5.38m Max x 4.55m )  
Two single glazed window, single glazed door.



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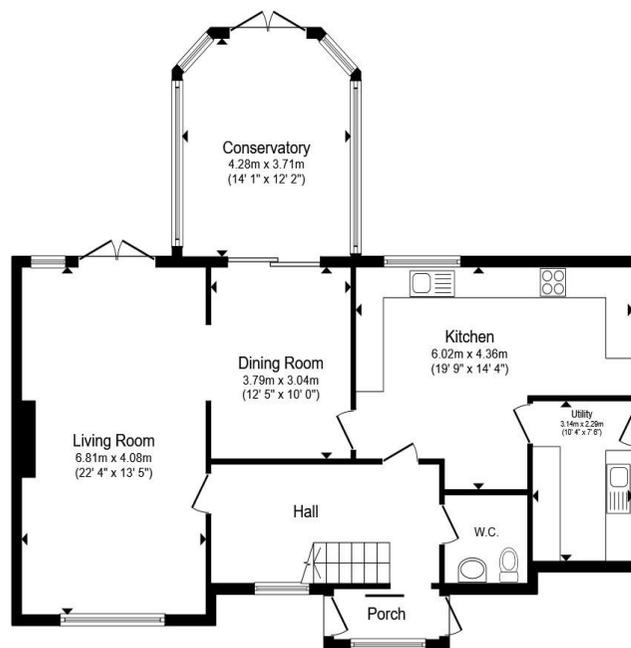
- FOUR BEDROOMS
- DETACHED
- FIELD VIEWS
- SEMI-RURAL LOCATION
- MODERNISED TO A HIGH STANDARD

Tenure: Freehold EPC Rating: C

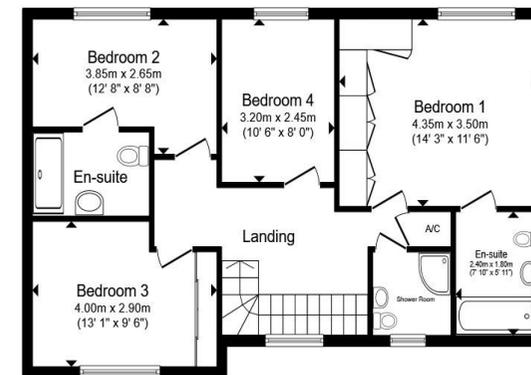
Council Tax Band: G

offers over

**£800,000**



Ground Floor



First Floor

Total floor area 172.5 m<sup>2</sup> (1,857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SLY112299 - 0004

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**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



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