



# Knowlebury Cross, Tanworth-In-Arden

Guide Price £550,000





## PROPERTY OVERVIEW

Set in the sought-after village of Tanworth in Arden, this stunning three-bedroom semi-detached property is a true gem. The house is conveniently located behind a large driveway with access to a single garage, making parking a breeze. The real highlight of this property is its outstanding aspect to the rear, offering breathtaking views of open fields and beautiful countryside. The accommodation provided is just as impressive, with two versatile reception rooms on the ground floor, including a dining room, a dual-aspect living room, and a lovely conservatory and downstairs WC. The well-equipped kitchen is perfect for whipping up delicious meals. Upstairs, you'll find three spacious double bedrooms and a modern bathroom. Outside, the property boasts a superb landscaped rear garden complete with a garage, a patio area, and a lush lawn perfect for outdoor gatherings while enjoying the outstanding open views. In addition to the property's exceptional location is also offers scope for extension subject to the necessary planning permissions. The property offers ample outdoor space for relaxation and entertaining, ensuring that you can make the most of the beautiful setting. With its convenient location and stunning views, this property in Tanworth in Arden is a rare find that offers a perfect blend of countryside charm and modern comfort.



#### 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 renowned Ladbroke Park Golf Club and is well placed for access onto 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 National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.

Council Tax band: D

Tenure: Freehold

- Set In The Sought After Village Of Tanworth In Arden
- Three Bedroom Semi Detached Property Located Behind A Large Driveway With Access To Single Garage
- Two Versatile Reception Rooms To Ground Floor Including Dining Room, Dual Aspect Living Plus A Conservatory
- Outstanding Aspect To Rear Backing Onto Open Fields With Beautiful Countryside Views
- Well Equipped Kitchen
- Three Double Bedrooms Plus Bathroom
- Superb Landscaped Rear Garden With Garage, Patio And Mainly Laid With Lawn With Outstanding Open Views





#### **PORCH**

#### **HALLWAY**

#### **LIVING ROOM**

17' 1" x 12' 0" (5.21m x 3.66m)

#### **CONSERVATORY**

13' 4" x 10' 8" (4.06m x 3.25m)

#### **DINING ROOM**

12' 8" x 10' 0" (3.86m x 3.05m)

#### **KITCHEN**

17' 5" x 6' 9" (5.31m x 2.06m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 11" x 10' 1" (4.85m x 3.07m)

#### **BEDROOM TWO**

12' 0" x 10' 1" (3.66m x 3.07m)

#### **BEDROOM THREE**

11' 0" x 6' 11" (3.35m x 2.11m)

#### **BATHROOM**

8' 8" x 6' 11" (2.64m x 2.11m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

18' 1" x 9' 2" (5.51m x 2.79m)

**TOTAL SQUARE FOOTAGE**

118.7 sq.m (1278 sq.ft) approx.

**LANDSCAPED GARDEN****PATIO AREA****ITEMS INCLUDED IN THE SALE**

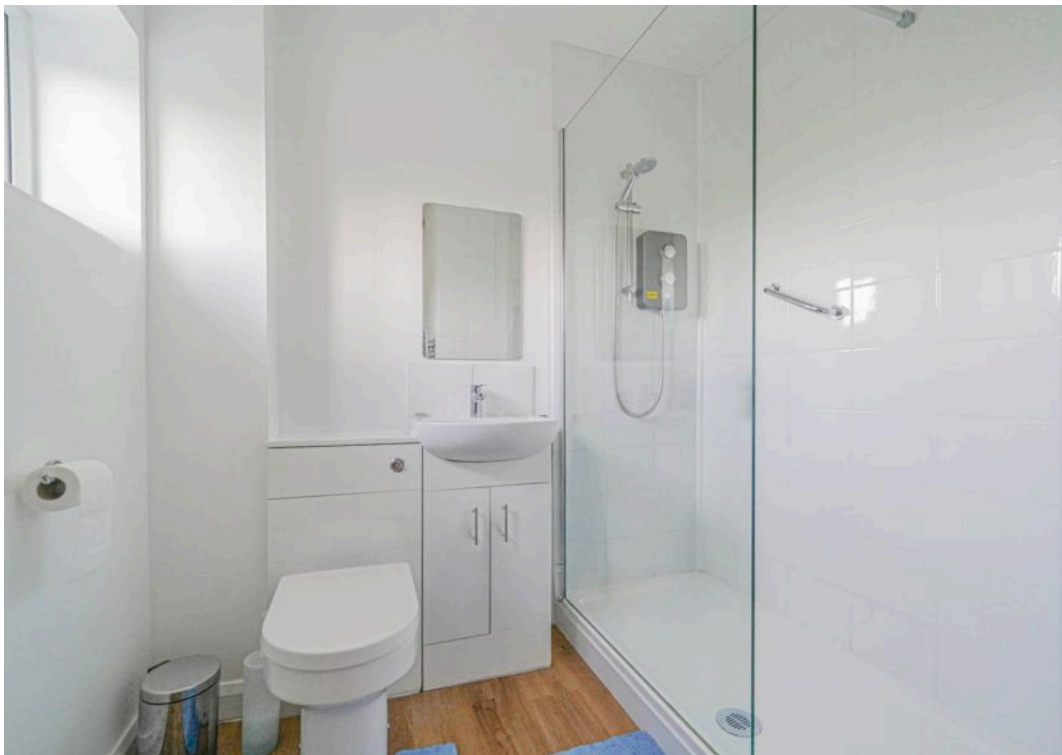
All carpets and blinds, some curtains and light fittings and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers, water meter. Broadband - fibre. Loft space - part boarded.

**INFORMATION FOR POTENTIAL BUYERS**

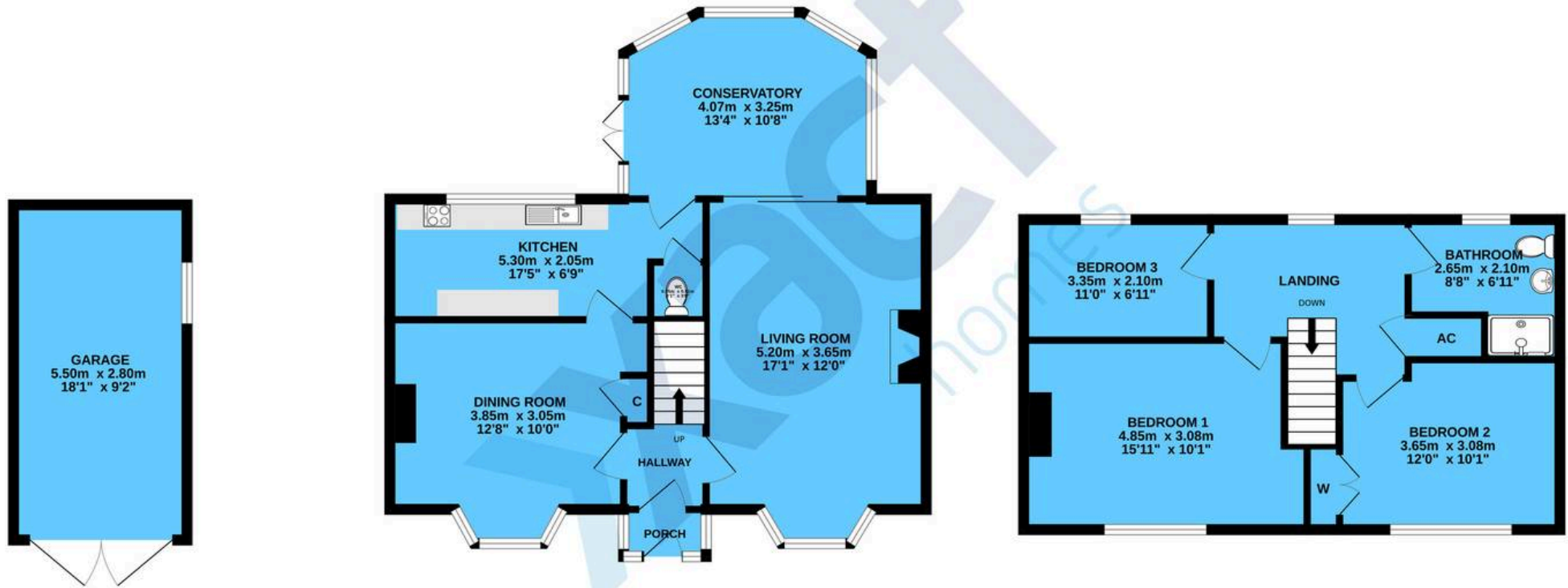
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



GARAGE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 118.7 sq.m. (1278 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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