



## Bell Field, Tanworth-In-Arden

Guide Price £400,000







#### PROPERTY OVERVIEW

Nestled within the serene environs of the sought-after village of Tanworth In Arden, this delightful three-bedroom terraced property presents a unique opportunity for those seeking tranquillity and quality living. Set within a peaceful locale, this home boasts a superb landscaped rear garden, offering a sanctuary that blends seamlessly with the natural landscape of its surroundings. Approaching the property, one is greeted by a charming paved pathway leading into the entrance hallway, which in turn provides access to all ground floor accommodation. Whilst the property is in need of some modernisation, the interior of this residence exudes warmth and character, with a dual aspect living room featuring a striking fireplace, a dining room, and a gallery kitchen offering convenient access to both the front and rear of the property. The property effortlessly combines practicality with charm, comprising three excellent bedrooms that cater to various lifestyle needs, as well as a well-appointed family bathroom. Each room has been thoughtfully designed to maximise natural light and space, creating a welcoming and airy atmosphere throughout.





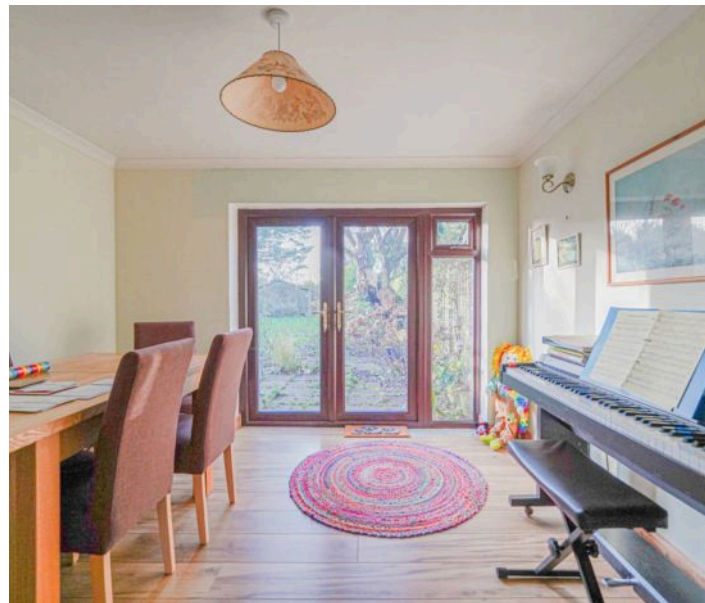
One of the standout features of this property is the outstanding private and southerly facing rear garden. A quintessential outdoor retreat, this garden offers a serene escape from the hustle and bustle of every-day life, providing the perfect backdrop for relaxation or al fresco dining with family and friends. In summary, this property represents a rare opportunity to acquire a home that not only offers a tranquil and private setting but also boasts a thoughtfully designed living space that meets the needs of modern living. With its desirable location in the heart of Tanworth In Arden, this residence is sure to appeal to those seeking a harmonious blend of comfort, convenience, and natural beauty. Experience the best of village living in this immaculately presented property – a true gem waiting to be discovered.

#### 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 Gold 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 Within A Quiet Location And In The Sought After Village Of Tanworth In Arden
- Three Bedroom Terraced Property Benefiting From A Superb Landscaped Rear Garden
- Set Behind A Paved Pathway Leading Into The Entrance Hallway And All Ground Floor Accommodation
- Dual Aspect Living Room With Feature Fireplace, Dining Room And Gallery Kitchen Providing Access To The Front And Rear Of The Property
- Three Excellent Bedrooms Plus Family Bathroom
- Outstanding Private And Southerly Facing Rear Garden

#### **ENTRANCE HALLWAY**

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

#### **LIVING ROOM**

17' 5" x 11' 10" (5.31m x 3.61m)

#### **DINING ROOM**

11' 0" x 10' 0" (3.35m x 3.05m)

#### **GALLERY KITCHEN**

17' 5" x 5' 11" (5.31m x 1.80m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

16' 9" x 10' 5" (5.11m x 3.18m)

#### **BEDROOM TWO**

12' 8" x 10' 4" (3.86m x 3.15m)

#### **BEDROOM THREE**

11' 6" x 7' 1" (3.51m x 2.16m)

#### **BATHROOM**

7' 1" x 6' 11" (2.16m x 2.11m)

#### **TOTAL SQUARE FOOTAGE**

95 sq.m (1023 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **PRIVATE LANDSCAPED GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, garden shed, greenhouse, all curtains and light fittings

### **ADDITIONAL INFORMATION**

Services - mains gas, electric and sewers, water on meter. Broadband - ADSL copper wire. Loft space - 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.

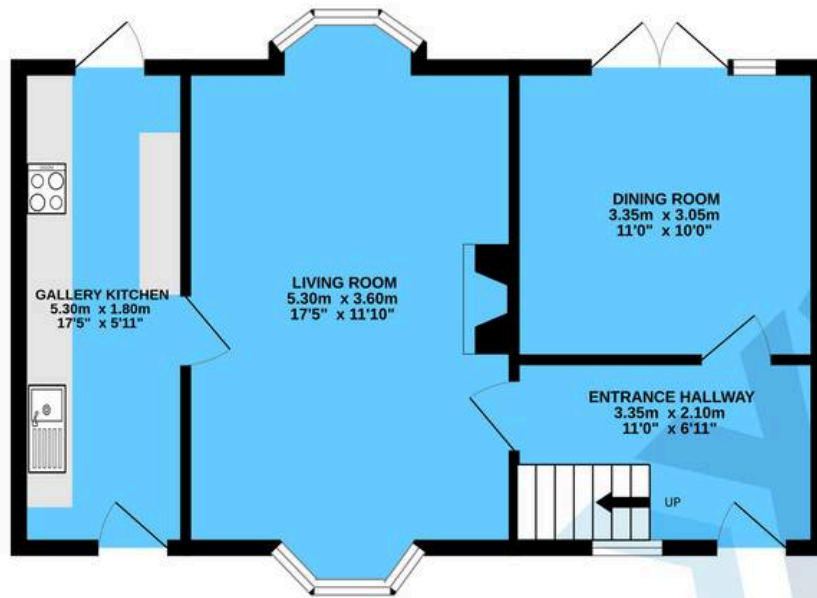
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



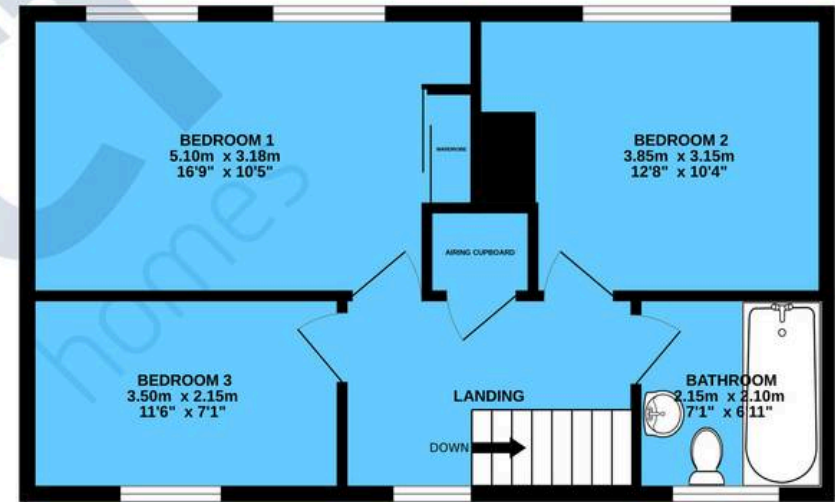




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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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