



Aspley Heath Lane, Tanworth-in-Arden

Guide Price £800,000





PROPERTY OVERVIEW

This impressive four double bedroom detached property, located in the highly sought-after village of Tanworth In Arden, offers a spacious and luxurious living experience. With no upward chain, this home presents a unique opportunity for those looking to settle in an idyllic setting. Upon entering, you are greeted by a welcoming L shaped entrance hallway, complete with a convenient guest cloakroom. The property boasts a significantly extended layout, offering ample space for comfortable living. The open plan living and dining room seamlessly flows into a large conservatory, providing panoramic views of the beautiful rear garden. The extended breakfast kitchen is well-appointed, featuring modern fixtures and fittings for the culinary enthusiast. Upstairs, the property showcases four superb double bedrooms, each offering a tranquil retreat from the hustle and bustle of daily life. The principal bedroom benefits from an ensuite, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the property is set back from the road behind a block-paved driveway and a double garage, providing ample parking space for residents and guests alike. The large private rear garden is a true oasis, meticulously landscaped with lush lawns, formal borders, and mature trees. Additionally, a summerhouse and storage shed offer practical solutions for outdoor storage needs.



Located in the charming village of Tanworth In Arden, this property offers a peaceful and picturesque setting, ideal for those seeking a serene lifestyle within easy reach of local amenities and transport links. With its spacious layout, modern amenities, and beautiful surroundings, this home presents a rare opportunity for discerning buyers looking to embrace a sophisticated and comfortable way of living.

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: F

Tenure: Freehold





- No Upward Chain
- Significantly Extended Four Double Bedroom Detached Located Within The Sought After Village Of Tanworth In Arden
- Set Behind A Block Paved Driveway With Double Garage
- L Shaped Entrance Hallway With Guest Cloakroom
- Open Plan Living & Dining Room Leading Into Large Conservatory Overlooking The Beautiful Rear Garden
- Extended Breakfast Kitchen
- Four Superb Double Bedrooms And Two Bathrooms To First Floor
- Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Large Private And Landscaped Rear Garden Mainly Laid With Lawn, Formal Borders And Trees Plus A Summerhouse / Useful Storage Shed

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

19' 0" x 11' 0" (5.79m x 3.35m)

DINING ROOM

10' 10" x 9' 10" (3.30m x 3.00m)

CONSERVATORY

19' 2" x 10' 6" (5.84m x 3.20m)

BREAKFAST KITCHEN

17' 11" x 10' 11" (5.46m x 3.33m)

INTEGRAL DOUBLE GARAGE

17' 3" x 17' 3" (5.26m x 5.26m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 2" x 10' 11" (4.32m x 3.33m)

ENSUITE

8' 5" x 4' 3" (2.57m x 1.30m)

BEDROOM TWO

17' 2" x 16' 5" (5.23m x 5.00m)

BEDROOM THREE

10' 11" x 10' 5" (3.33m x 3.18m)

BEDROOM FOUR

10' 10" x 9' 1" (3.30m x 2.77m)

BATHROOM

7' 7" x 5' 8" (2.31m x 1.73m)

TOTAL SQUARE FOOTAGE

180.6 sq.m (1944 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE PRIVATE LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Siemens & Neff integrated ovens, Neff integrated hob, Neff extractor, garden shed, electric garage door, all carpets, blinds and light fittings, some curtains, CCTV and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). 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.

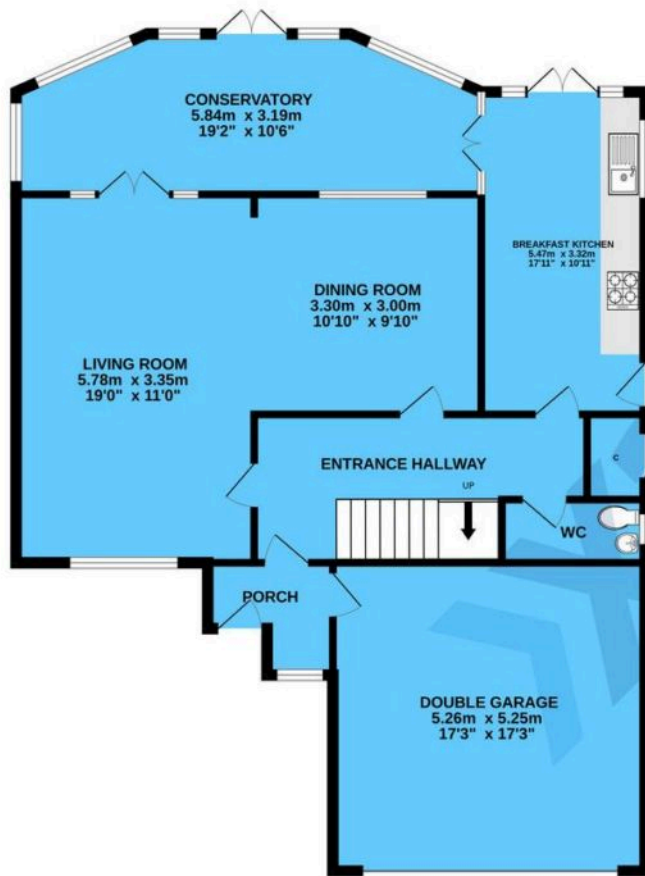
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

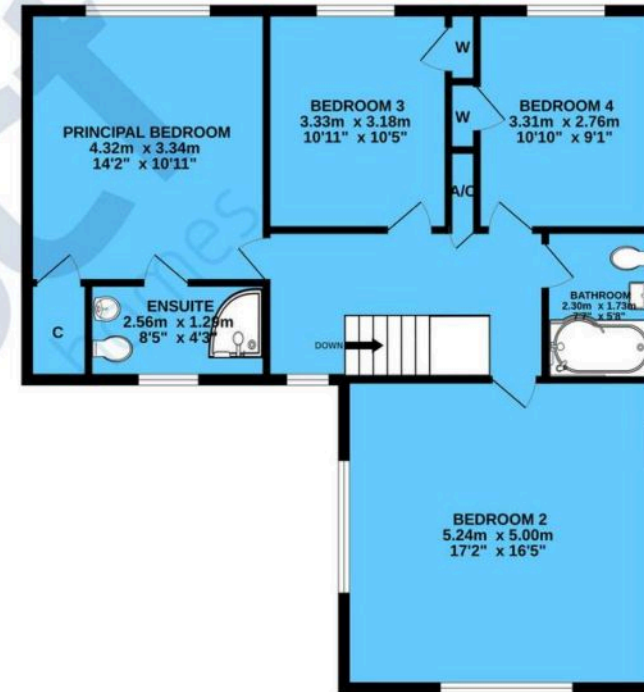
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 180.6 sq.m. (1944 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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