



Doctors Hill, Tanworth-In-Arden

Guide Price £795,000





PROPERTY OVERVIEW

Nestled in the picturesque village of Tanworth-In-Arden, this four-bedroom detached family home boasts a prime location in a serene rural setting. Positioned prominently above the road, this residence commands attention with its striking presence and offers a unique blend of tranquillity and convenience. Upon entering the property, one is greeted by a spacious entrance hallway that presents versatile opportunities for various functions, adding to the overall charm and appeal of the home. The ground floor features three generously proportioned reception rooms, including a light-filled living room with views of the front of the property, a sizeable dining room ideal for entertaining, and a cosy family room perfect for relaxation. The heart of the home, the fitted kitchen, offers a pleasant outlook onto the rear garden and is accompanied by a large utility room for added convenience. Upstairs, the property accommodates four bedrooms, with the principal bedroom boasting an ensuite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and privacy for all residents.





Additional storage space is provided by the sizeable loft, easily accessible via a flight of stairs. Outside, the property features a delightful rear garden, predominantly laid to lawn, providing a peaceful outdoor retreat. The front of the property boasts a spacious driveway leading to a garage, offering ample parking and storage options.

Offering a blank canvas for customisation, this property presents an exciting opportunity for those looking to create their dream family home. While the residence does require some modernisation, the potential to transform this property into a stylish and comfortable abode is abundant. With its prime location, generous living spaces, and peaceful surroundings, this home in Tanworth-in-Arden is a rare find that promises a lifestyle of tranquillity and convenience.

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 Ladbrook 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: F

Tenure: Freehold





- Four Bedroom Detached Family Home
- Set In A Superb Rural Location
- Three Large Reception Rooms
- Fitted Kitchen & Utility
- Large Entrance Hallway
- Principal Bedroom With En-Suite
- Family Bathroom
- Beautiful Lawn Rear Garden
- Driveway & Garage
- Early Viewing Essential

ENTRANCE HALLWAY

WC

LIVING ROOM

17' 9" x 16' 5" (5.41m x 5.00m)

DINING ROOM

14' 1" x 13' 1" (4.29m x 3.99m)

FAMILY ROOM

13' 1" x 12' 6" (3.99m x 3.81m)

KITCHEN

13' 11" x 8' 10" (4.24m x 2.69m)

UTILITY ROOM

16' 5" x 8' 2" (5.00m x 2.49m)

STORE

12' 6" x 6' 1" (3.81m x 1.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 11" x 13' 9" (5.16m x 4.19m)

ENSUITE

8' 10" x 4' 7" (2.69m x 1.40m)

BEDROOM TWO

12' 10" x 11' 0" (3.91m x 3.35m)

**BEDROOM THREE**

11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM FOUR

9' 2" x 7' 10" (2.79m x 2.39m)

BATHROOM

8' 2" x 5' 11" (2.49m x 1.80m)

TOTAL SQUARE FOOTAGE

179 sq.m (1927 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE**

17' 9" x 16' 5" (5.41m x 5.00m)

REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, dishwasher, all carpets, blinds and light fittings, fitted wardrobes in three bedrooms and electric garage door.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - EE. Loft space - boarded with staircase.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GARAGE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 179.0 sq.m. (1927 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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