



Doctors Close, Tanworth-in-Arden

Guide Price £625,000

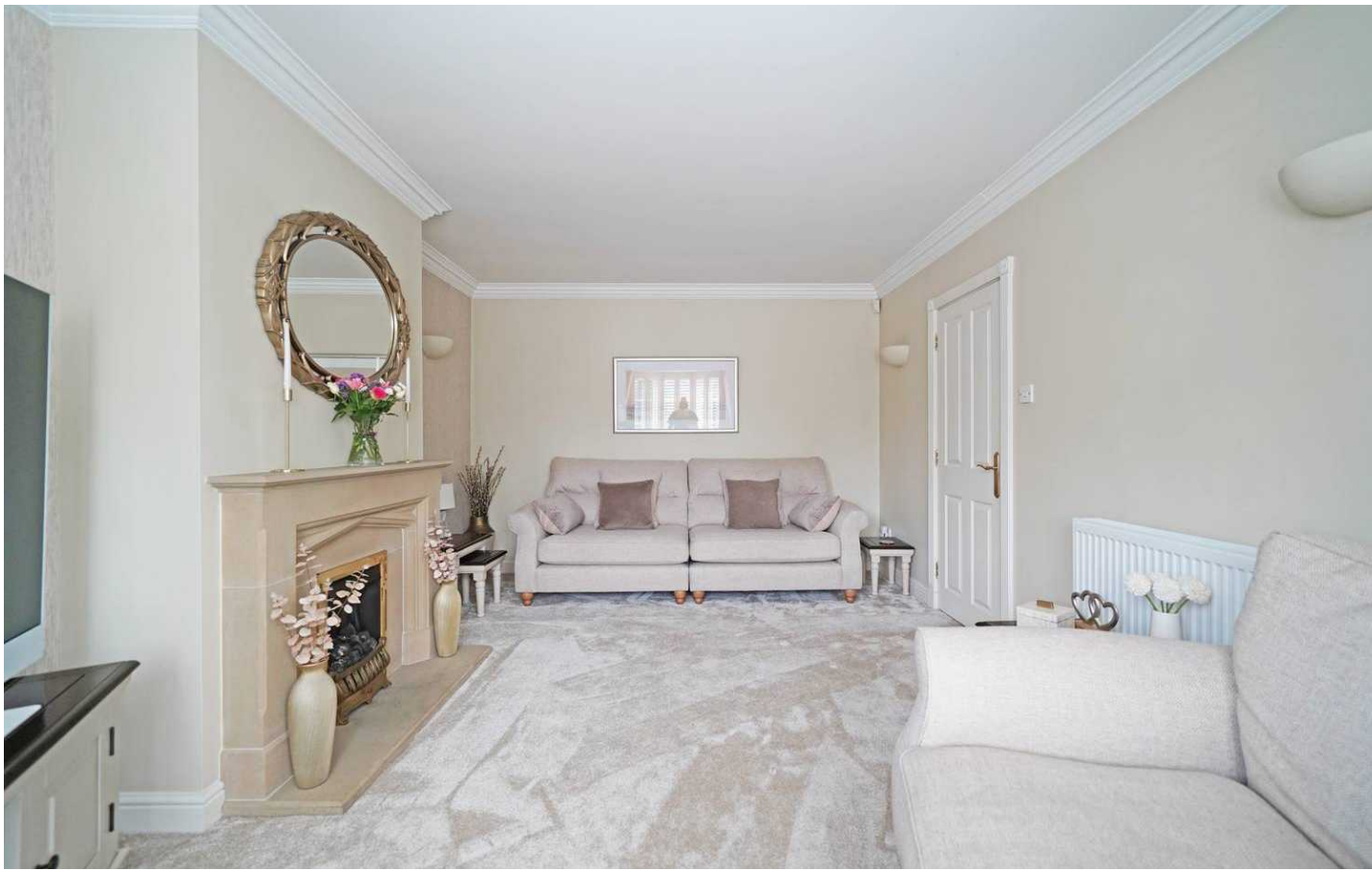




PROPERTY OVERVIEW

Nestled within a discreet and sought-after location in the charming village of Tanworth in Arden, this immaculate four-bedroom property offers a luxurious and private living experience within a gated development. Boasting a block paved driveway and a separate garage, this residence provides a sense of exclusivity and security. Upon entering, the property impresses with its elegant entrance hallway, featuring a convenient guest cloakroom. The ground floor seamlessly flows into a bright and spacious living room, an open plan kitchen/family room perfect for entertaining, and an orangery used as a dining room ideal for hosting guests and family gatherings. Ascending to the first floor, three well-appointed bedrooms and a stylish bathroom await, providing ample space and comfort for family members or guests. The layout of this home has been meticulously designed to offer both privacy and functionality, with each room exuding a sense of sophistication and comfort. Continuing to the second floor, the principal bedroom stands alone, offering a peaceful retreat complete with an en-suite bathroom.





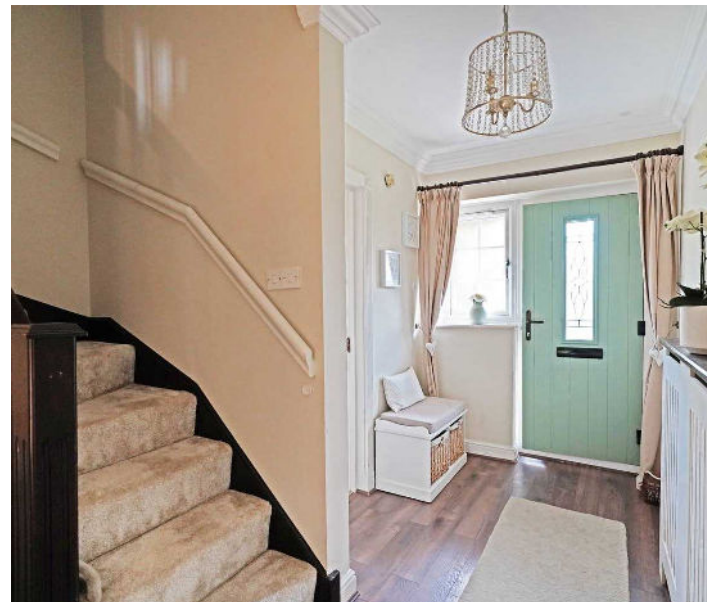
In addition to the interior features, this property also offers a low-maintenance rear garden with a private aspect, providing a serene outdoor space to unwind and enjoy the fresh air. Whether basking in the sunlight or enjoying the peaceful surroundings, the outdoor area complements the interior living spaces, further enhancing the overall appeal of this exceptional property. In summary, this meticulously maintained property presents a unique opportunity to reside in a highly desirable location, offering a blend of elegant design, modern comfort, and privacy. With its strategic layout, luxurious amenities, and serene outdoor space, this residence epitomises refined living in a coveted village setting. Experience the epitome of luxury living in this exquisite property in the heart of Tanworth in Arden.

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 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: G

Tenure: Freehold





- Set Within A Discrete Location Within The Sought After Village Of Tanworth In Arden
- Four Bedroom Property With Two Bathrooms And Set Within Private Gated Development
- Block Paved Driveway With Separate Garage
- Immaculate Property Set Over Three Floors
- Entrance Hallway With Guest Cloakroom Leading To Living Room, Open Plan Kitchen / Family Room And Dining Room
- Three Bedrooms and Bathroom To First Floor With Principal Bedroom And En-suite To Second Floor
- Low Maintenance Rear Garden With Private Aspect

ENTRANCE HALLWAY

GUEST CLOAKROOM

LIVING ROOM

17' 9" x 11' 5" (5.42m x 3.49m)

KITCHEN

11' 5" x 11' 3" (3.48m x 3.43m)

FAMILY ROOM

10' 0" x 8' 2" (3.05m x 2.48m)

ORANGERY

9' 5" x 8' 7" (2.86m x 2.62m)

FIRST FLOOR

BEDROOM TWO

17' 11" x 15' 7" (5.45m x 4.75m)

BEDROOM THREE

12' 10" x 11' 6" (3.90m x 3.50m)

BEDROOM FOUR

10' 0" x 6' 2" (3.04m x 1.87m)

BATHROOM

8' 0" x 5' 10" (2.43m x 1.78m)



SECOND FLOOR

PRINCIPAL BEDROOM

17' 11" x 15' 7" (5.45m x 4.75m)

ENSUITE

LOFT SPACE

TOTAL SQUARE FOOTAGE

147 sq.m (1582 sq.ft) approx.

OUTSIDE THE PROPERTY

SEPARATE GARAGE

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

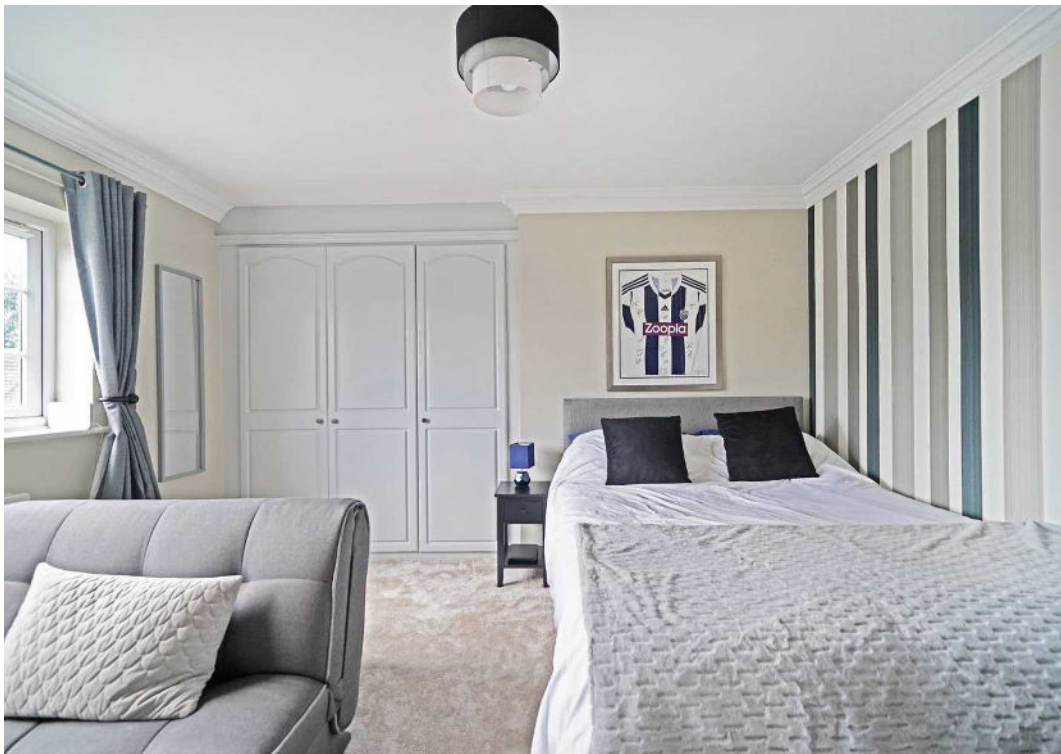
Freestanding cooker, extractor, microwave, fridge freezer and dishwasher, all curtains, fitted wardrobes, light fittings and car charging point.

ADDITIONAL INFORMATION

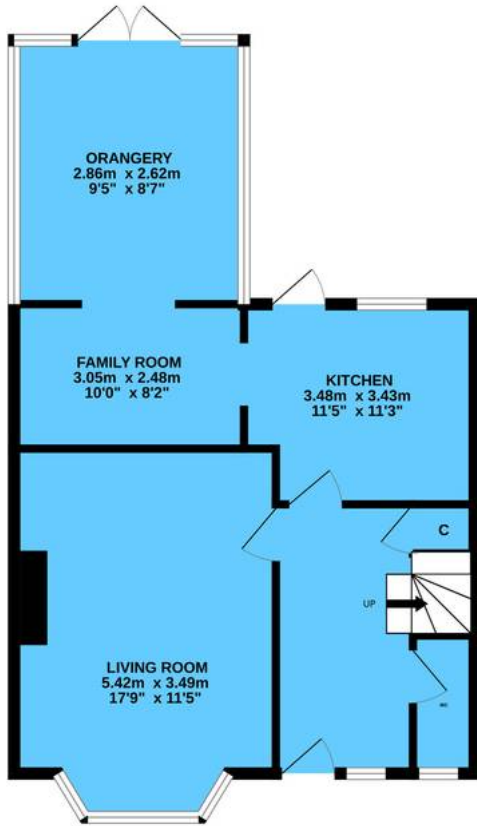
Services - water meter, mains gas, electricity and sewers. Broadband - Sky Loft Space - Boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

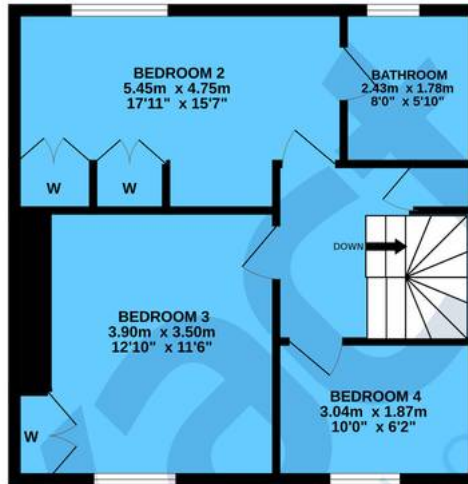
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



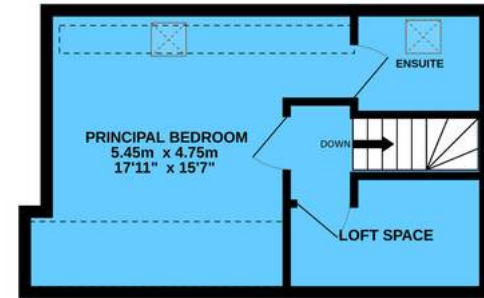
GROUND FLOOR
59.1 sq.m. (636 sq.ft.) approx.



1ST FLOOR
51.6 sq.m. (555 sq.ft.) approx.



2ND FLOOR
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 147.0 sq.m. (1582 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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