



Broad Lane, Tanworth-In-Arden

Guide Price £975,000





PROPERTY OVERVIEW

This significantly renovated and modernised four-bedroom detached house offers an exceptional standard of contemporary living within the highly sought-after village of Tanworth-in-Arden.

Securely set behind electric gates, the property is approached via a block paved driveway, which provides ample parking and leads to a double garage positioned behind an additional set of gates (ideal for both convenience and privacy).

Upon entering, you are welcomed by an impressive entrance hallway featuring striking oak beams and high-quality Amtico flooring, setting the tone for the rest of the home. The accommodation comprises two spacious reception rooms, one of which is enhanced by a charming log burner and elegant bi-fold doors, creating a seamless flow and providing flexibility for entertaining or relaxing.

The heart of the home is a large bespoke dual aspect kitchen diner, thoughtfully designed with quartz worktops and fully integrated Neff appliances, making it perfect for both every-day living and entertaining.





This space is complemented by a practical utility and boot room, which benefits from external access, ideal for busy family life.

Upstairs, the first floor hosts four generous double bedrooms, three of which are served by a luxurious family bathroom featuring a walk-in shower and a separate free-standing bath, providing both functionality and style. The dual aspect principal suite is a true retreat, offering a spacious en-suite shower room adorned with Porcelanosa tiles and Rak sanitary ware, a large fully fitted dressing room, and delightful views over the garden.

A notable feature of the property is its fully useable and converted basement, accessed via a bespoke glass door, which offers versatile space for use as a study, playroom, or additional storage, adapting effortlessly to your lifestyle needs.

This outstanding home is offered to the market with the benefit of no upward chain, presenting a rare opportunity to acquire a turnkey property in an enviable village setting. Every detail has been carefully considered to combine traditional character with contemporary finishes, ensuring comfort, security, and a sense of luxury throughout.





To the rear, a large south-facing landscaped garden offers a tranquil escape, with a full-width patio with Mandarin stone and Porcelanosa tiles that is perfect for al fresco dining or entertaining while enjoying panoramic views over the Warwickshire countryside.

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, picturesque parish church and fantastic doctors surgery within walking distance. 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 Woodend Railway Station in walking distance, servicing Birmingham Snow Hill and Stratford-upon-Avon.

Council Tax band: G

Tenure: Freehold



- Significantly Renovated & Modernised Four Bedroom, Two Bathroom Property Set Behind Electric Gates Within Tanworth-in-Arden Village
- The Property Is Accessed Via Electric Gates & Set Behind A Block Paved Driveway Which Is Supported By A Double Garage Which Is Set Behind An Additional Set Of Gates
- The Property Is Accessed Via The Entrance Hallway Which Features Oak Beams & Amtico Flooring. The Property Has Two Reception Rooms, One Of Which Features A Log Burner & Bi-Fold Doors Into The Garden
- The Kitchen Is Supported By A Useful Utility & Boot Room With External Access
- To The First Floor Are Four Double Bedrooms, Three Of The Four Bedrooms Are Serviced By The Family Bathroom Which Features A Walk In Shower & A Separate Free Standing Bath
- The Dual Aspect Principal Suite Features A Generous En-Suite Shower Room With Porcelanosa Tiles & Rak Sanitary Ware, A Large Fully Fitted Dressing Room & Views Over The Garden
- Also Featuring A Fully Useable & Converted Basement Which Could Be Used As A Study, Play Room Or Storage Space. The Basement Is Accessed Via A Bespoke Glass Door
- The Property Benefits From A Well Proportioned South Facing Garden With A Full With Patio, The Garden Is Accessed Via The Bi-Fold Doors Off The Lounge Or The Utility Room
- Offered To The Market With The Benefit Of No Upward Chain
- Benefiting From A Large Bespoke Dual Aspect Kitchen Diner, With Quartz Worktops & Fully Integrated Neff Appliances.



ENTRANCE HALLWAY

12' 0" x 11' 11" (3.65m x 3.62m)

WC

RECEPTION ROOM ONE

11' 10" x 28' 4" (3.61m x 8.63m)

RECEPTION ROOM TWO

14' 10" x 12' 10" (4.53m x 3.90m)

DINING AREA

14' 1" x 12' 8" (4.28m x 3.85m)

KITCHEN

11' 6" x 12' 8" (3.50m x 3.87m)

UTILITY & BOOT ROOM

10' 2" x 7' 5" (3.11m x 2.26m)

BASEMENT ONE

10' 10" x 12' 0" (3.31m x 3.67m)

BASEMENT TWO

11' 1" x 11' 6" (3.39m x 3.51m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 8" x 18' 10" (3.56m x 5.74m)

DRESSING ROOM

11' 5" x 6' 5" (3.48m x 1.96m)

ENSUITE

6' 3" x 8' 11" (1.91m x 2.72m)

BEDROOM TWO

11' 11" x 12' 8" (3.62m x 3.87m)

**BEDROOM THREE**

14' 10" x 8' 11" (4.51m x 2.72m)

BEDROOM FOUR

11' 7" x 9' 11" (3.52m x 3.02m)

BATHROOM

8' 0" x 8' 10" (2.43m x 2.68m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

16' 4" x 18' 4" (4.97m x 5.58m)

TOTAL SQUARE FOOTAGE

256.0 sq.m (2755 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**SOUTH FACING REAR GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, electric garage door, some carpets and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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

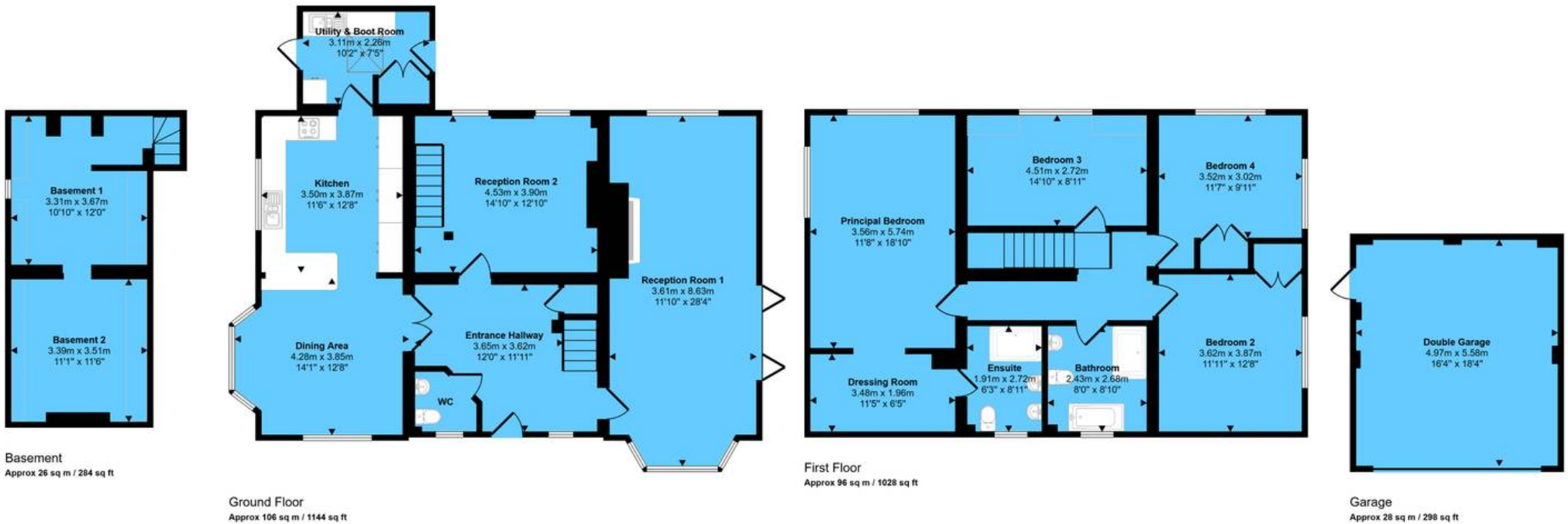
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area
256 sq m / 2755 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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