





We are delighted to offer for sale this deceptively spacious cottage style mid terrace home in the ever popular village of Tanworth in Arden. This fabulous home, arranged over three floors has well-proportioned accommodation and has been tastefully improved by the current owners.

This lovely modern home is discreetly situated behind electric gates in a small private courtyard of only three homes and is within a short stroll of the village green. An early viewing is highly recommended to fully appreciate this well-proportioned family home.

LOCATION Tanworth in Arden

Tanworth in Arden is a quintessential English village full of pretty period homes some of which date back hundreds of years. The village offers lovely countryside walks right on the doorstep. Our property is just a short stroll away from the village green, local church and of course 'The Bell' public house offering delicious food and a popular bar. The village train operates a local service to Birmingham and to Stratford upon Avon and close to the M42 so is well-placed for those villagers who commute regularly.

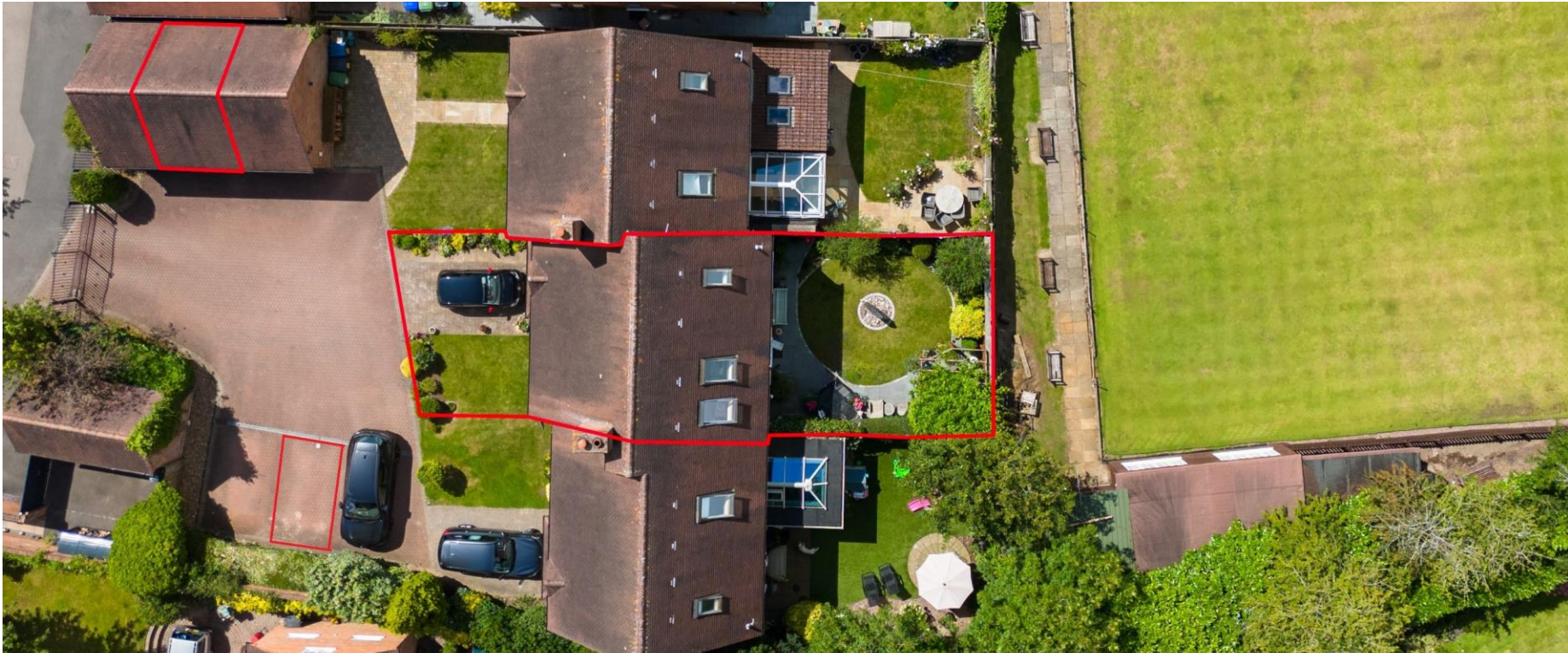
APPROACH Electric gates with secure pedestrian side access leads you though to a shared courtyard area shared by just three homes where you will find two parking spaces and access to the single garage. With a small lawned area with flower borders to the front alongside the good size driveway parking area, and with side pedestrian access to the rear garden.

ENTRANCE HALLWAY A welcoming bright hallway with beautiful Italian wooden flooring which runs through into the cloakroom and sitting room. The hallway has useful understairs storage and access to the downstairs cloakroom, living room and kitchen diner.

LIVING ROOM A beautiful living room with bay window to the front elevation, feature stone fire surround and hearth with inset gas fire. Double opening doors leads through to the dining area.

DOWNSTAIRS CLOAKROOM With low flush WC, hand basin and window to front elevation.





KITCHEN DINER This luxury 'Keller' kitchen offers a modern range of cream fronted eye and base level units with large soft close drawers with black granite work surfaces over, central island with storage beneath, integrated Siemens fridge/freezer, built-in Siemens oven and grill, Siemens oven/microwave, and useful warming drawer beneath, Siemens 5 ring gas hob and extractor fan, integrated Siemens dishwasher and space and plumbing for washing machine. Cupboard housing the Potterton boiler, Inset stainless steel sink unit with drainer and mixer tap over, window to rear elevation. The dining area is a great entertaining area and has space for a generous dining table and chairs and has access via French doors into the rear garden.

ON THE FIRST FLOOR The first floor landing has yet another good size storage cupboard.

BEDROOM (FRONT) A double bedroom with window to front elevation and benefits from a range of fitted wardrobes.

FAMILY BATHROOM Fitted with an ivory coloured suite comprising low level WC, hand basin, panelled corner bath, tiling to splashback areas and window to front elevation.

BEDROOM (REAR) A fabulous large guest room with views over the rear garden and beyond, fitted with a range of bedroom furniture and door to:-

EN SUITE A spacious en suite comprising low flush WC, hand basin, panelled bath, shower cubicle with mains fed shower, window to rear elevation.

ON THE SECOND FLOOR With useful store.



MASTER BEDROOM Another larger than average bedroom with two Velux windows allowing plenty of natural light to enter the room and with wonderful countryside views. Having the benefit of a useful walk-in wardrobe and door to en suite.

EN SUITE Refitted by the present owners to a very high standard using Porcelanosa tiles, this modern en suite comprises shower cubicle with waterfall mains fed shower, low flush WC, hand basin with storage beneath, vanity mirror with light and Velux window to rear elevation, underfloor heating and heated towel rail.

REAR GARDEN A beautifully landscaped private garden with a well maintained central circular lawn and fabulous slate water feature giving a calm and relaxing vibe. With surrounding flower beds, herbaceous borders and specimen trees. The garden has beautiful paved areas and benefits from a wooden pergola allowing private space for al fresco dining and entertaining. Outside lighting and tap.



GARAGNG AND PARKING Single garage with up and over door. There is one parking space on the driveway and one in the parking bay to the side of the courtyard.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

There are no fixed charges or formal agreement for the shared areas of the courtyard - costs of any upkeep or gate servicing is split between the residents.

COUNCIL TAX: We understand to lie in Band G **ENERGY PERFORMANCE CERTIFICATE RATING:** C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, 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.





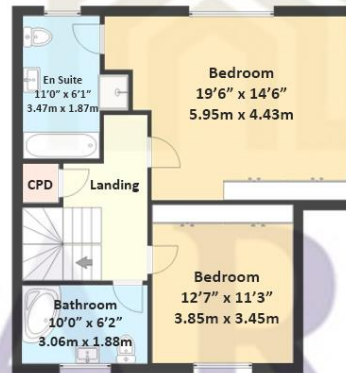


TOTAL INTERNAL ACCOMMODATION (EXCLUDING GARAGE) 173.69 SQUARE METRES / 1870 SQUARE FEET

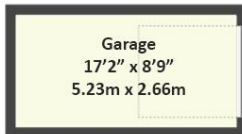
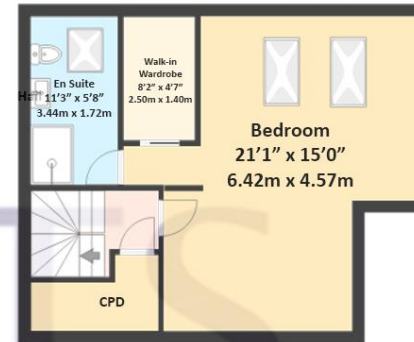
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENTS FOR FINE HOMES

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