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SALES & LETTINGS

**GLENOURIE
POOLHEAD LANE
TANWORTH-IN-ARDEN
B94 5ED**

Glenourie, a stunning four bedroom family home in Tanworth-In-Arden. Discover this beautifully refurbished property featuring spacious reception rooms, a modern open-plan kitchen, and a serene private garden. Ideal for families, with excellent schools and transport links nearby.

Glenourie welcomes you with its spacious and inviting ambiance. As you step through the porch, the right hand reception room, ideal as a family area or study, greets you with its bright outlook over the front. Continuing through the hallway, the second reception room, currently the main living space, accommodates both a seating area and dining space, perfect for cosy nights in or entertaining. The heart of the home is the stunning open plan kitchen, stretching across the rear of the property. This modern culinary space includes an integrated kitchen with an island doubling as a breakfast bar, excellent for entertaining. Flooded with natural light, the kitchen offers a dining area and a comfortable seating space with picturesque views of the garden. Additionally, a practical utility space and a downstairs WC enhance the functionality of the ground floor.







The upstairs of Glenourie is a harmonious blend of comfort and style. It houses four well proportioned double bedrooms, each adorned with modern décor. The principal bedroom is a standout, featuring a stylish balcony overlooking the lush garden and countryside. This floor also includes two well appointed bathrooms, catering to both family needs and guest convenience. The thoughtful layout and design of the upstairs living space make it an ideal retreat for relaxation and privacy.





Outside, Glenourie boasts a large, versatile garage, ideal for storage or potential conversion into a home office. The private rear garden is a tranquil oasis, featuring a patio area perfect for outdoor dining and relaxation. The garden, with its lush greenery and views of the countryside, provides a peaceful escape from the hustle and bustle of daily life.





FEATURES

- Fully Refurbished Home
- Two Spacious Receptions
- Open Plan Kitchen/dining
- Utility Space
- Downstairs WC
- Four Double Bedrooms
- Two Modern Family Bathrooms
- Principal Bedroom Balcony
- Large Garage
- Driveway for Multiple Cars

SIZE

Total - 2,359.8 Sq Ft

TENURE

Freehold

COUNCIL TAX

Stratford upon Avon District Council D

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

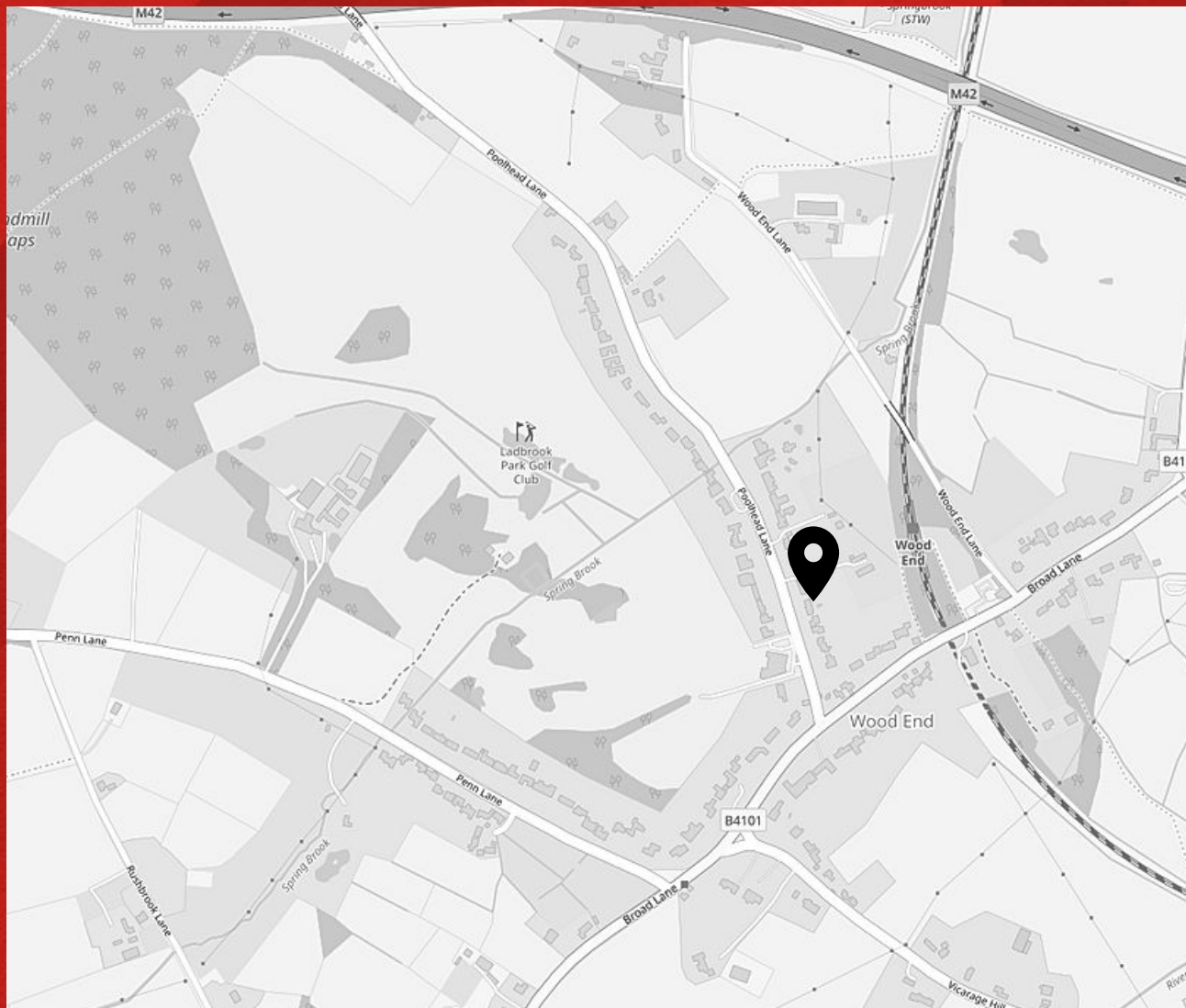
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ dorrige@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

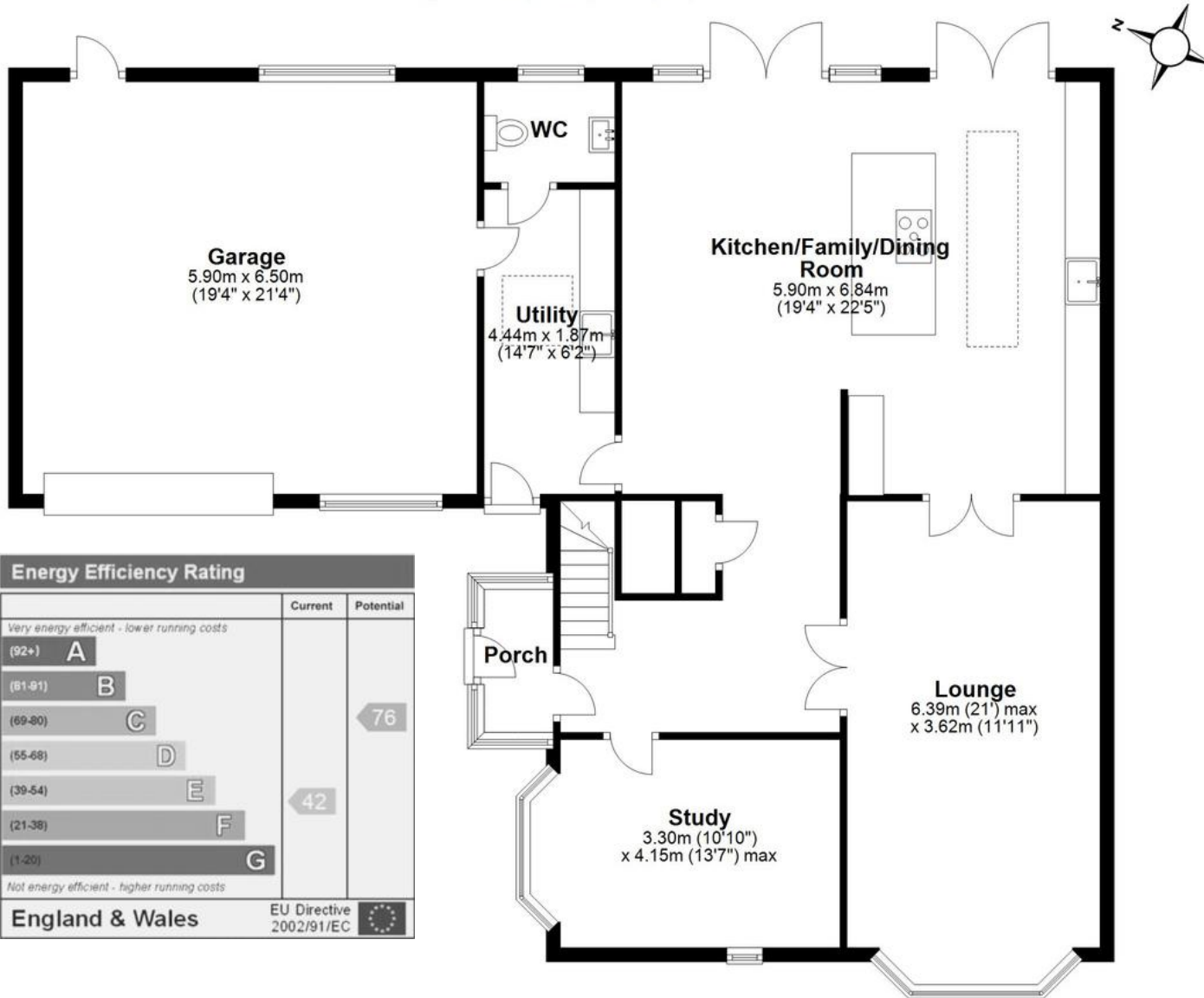


LOCATION

Nestled in the heart of the desirable village of Tanworth-In-Arden, Glenourie offers a perfect blend of rural charm and convenience. The property is ideally located close to top rated schools and efficient transport links, making it an excellent choice for families. The village atmosphere, combined with the accessibility to amenities, creates a perfect living environment.

Ground Floor

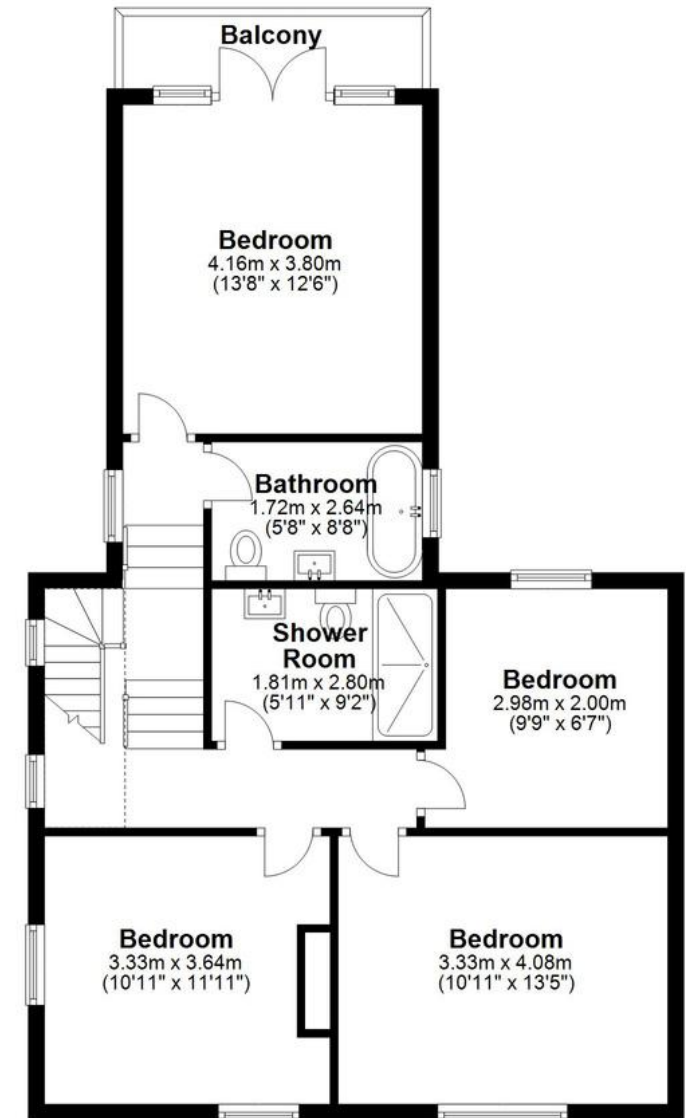
Approx. 147.1 sq. metres (1583.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



Total area: approx. 219.2 sq. metres (2359.8 sq. feet)

This floor plan is for illustration purposes only. This is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor

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