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SALES & LETTINGS

**GLENFIELD
BROAD LANE
TANWORTH-IN-ARDEN
B94 5HR**

Immerse yourself in the elegance of Glenfield, a pristine Edwardian semi-detached property in Tanworth-in-Arden. This double-fronted four bedroom home masterfully blends rustic charm with modern comforts, boasting multiple reception rooms, a charming courtyard, and a versatile detached outbuilding

As you enter Glenfield, you are greeted by two spacious reception rooms, each featuring working fireplaces and bathed in natural light, setting a tone of welcoming warmth. The modern kitchen, the heart of this home, is equipped with wall and base units and a free standing cooker, preserving the period charm. Adjacent to the kitchen, the third reception room, currently a dining room, offers ample space for large gatherings or family meals. The practicality of the layout is enhanced with a utility room, a convenient downstairs WC, and a sunroom, rounding off the ground floor with a touch of tranquillity.







The first floor unveils four generously sized double bedrooms, each exuding comfort and elegance. Bedroom Two features an ensuite shower room, providing a private retreat. The remaining bedrooms share a modern family bathroom, designed for convenience and relaxation. This floor embodies a sense of spaciousness and privacy, ideal for family living.





Outside, the property showcases a versatile detached outbuilding offering potential as a home office or a self-contained annexe. The secure off-road parking is accessible behind electric gates, ensuring privacy and safety. The charming courtyard, a tranquil space for alfresco dining, completes the outdoor experience, inviting you to enjoy serene moments in a picturesque setting.



FEATURES

- Edwardian Semi-Detached Home
- Modernised Retaining Original Charm
- Three Welcoming Reception Rooms
- Stylish Kitchen with Utility
- Four Spacious Double Bedrooms
- En Suite in Second Bedroom
- Detached Outbuilding Offering Versatility
- Secure Off-Road Parking
- Idyllic Courtyard for Dining

SIZE

Total - 1,578 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.

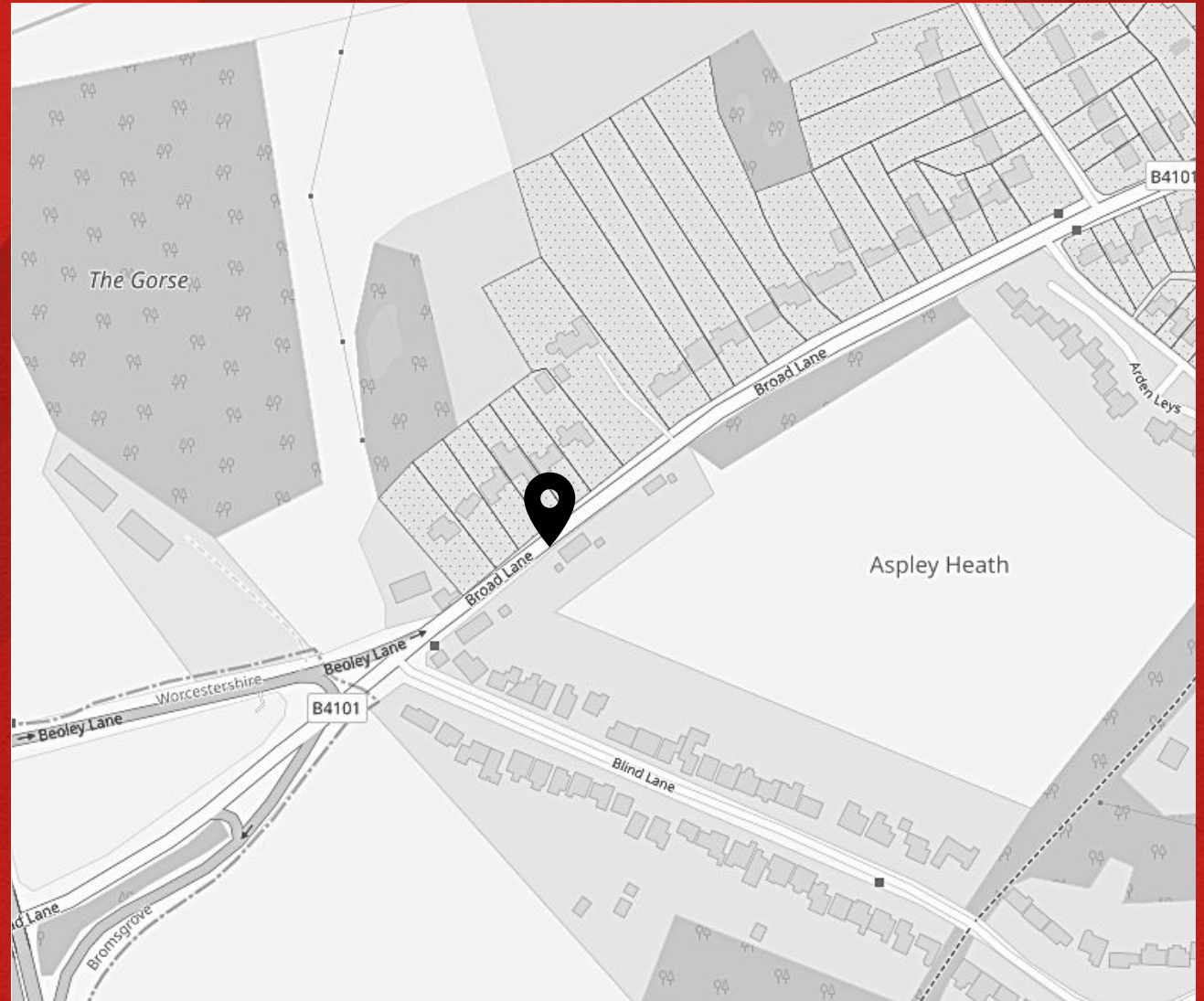
VIEWING

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

☎ 01564 777 314

@ dorridge@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.

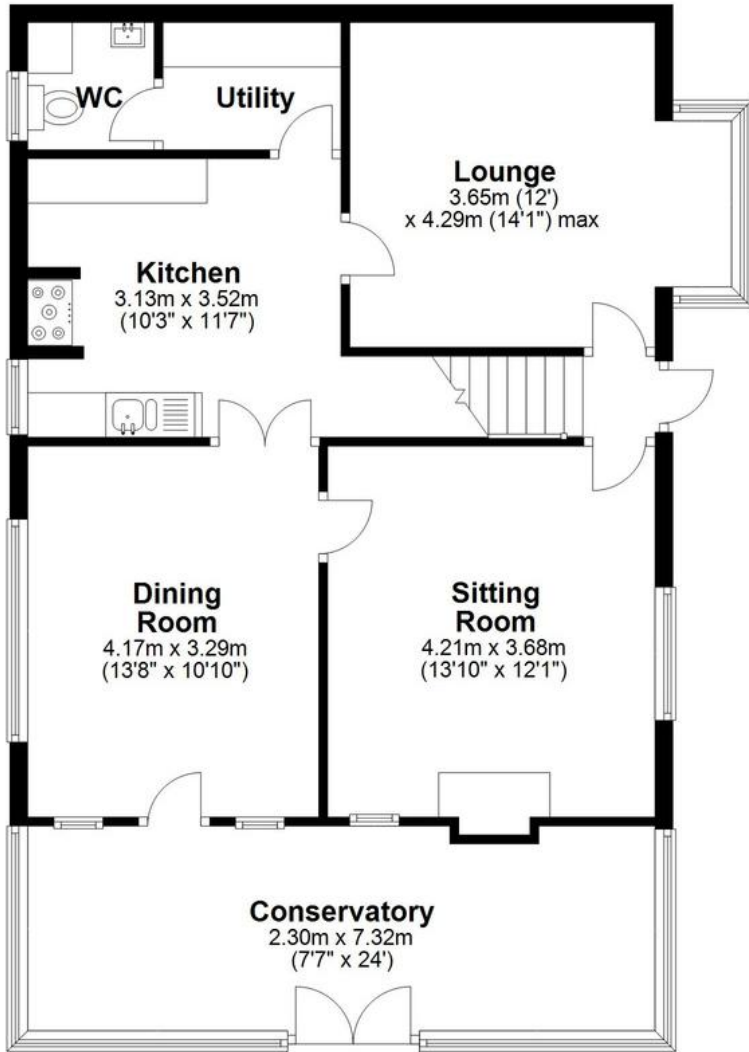


LOCATION

Nestled in the historic heart of Tanworth-in-Arden, Glenfield offers a harmonious blend of rural charm and modern convenience. This sought-after location provides easy access to local amenities and is ideal for those seeking a peaceful yet connected lifestyle.

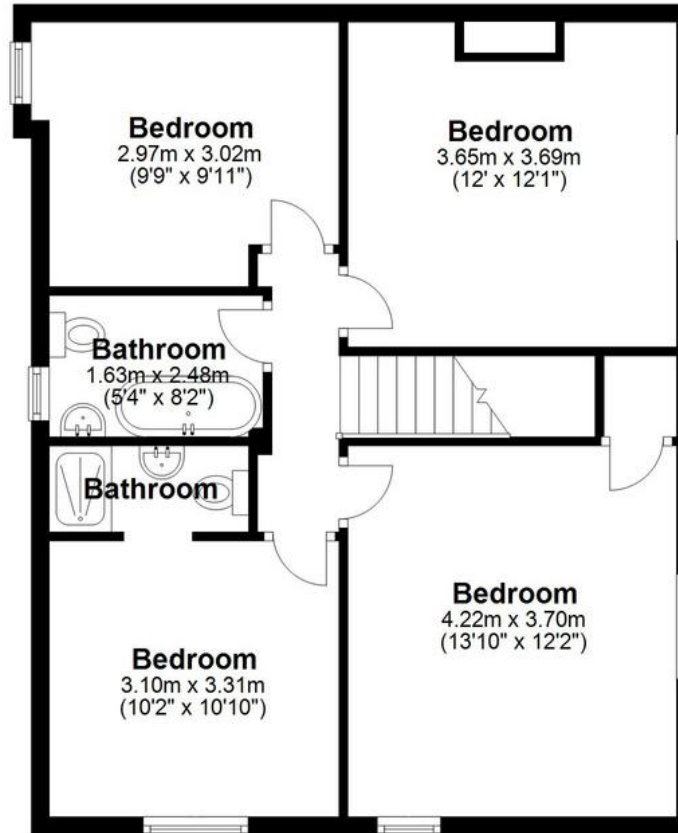
Ground Floor

Approx. 82.8 sq. metres (891.6 sq. feet)



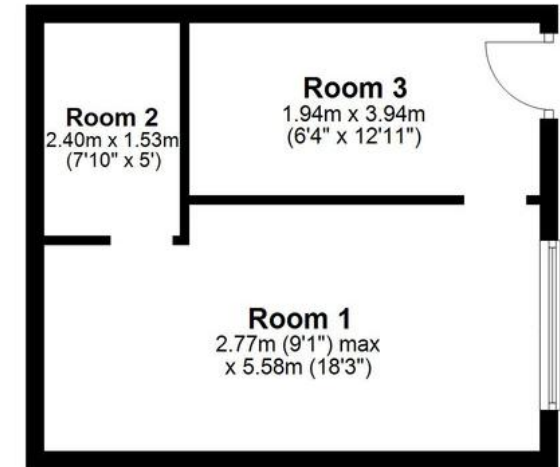
First Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



Outbuilding (to side of house)

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 26.8 sq. metres (289.0 sq. feet)



Main area: Approx. 146.6 sq. metres (1578.0 sq. feet)

Plus outbuildings, approx. 26.8 sq. metres (289.0 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 area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanIt

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