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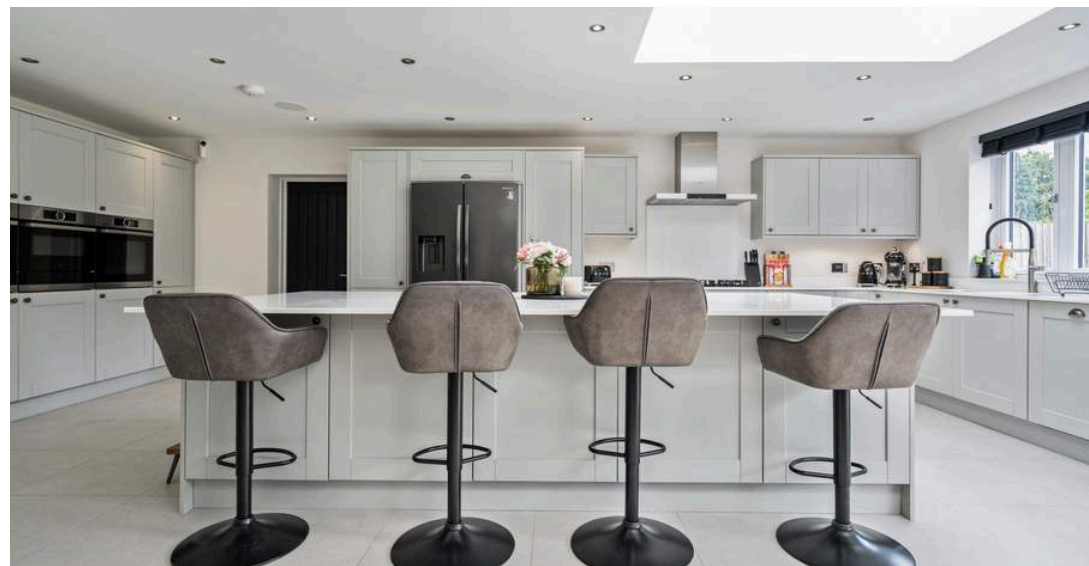
**LAMPTON, BROAD LANE
TANWORTH-IN - ARDEN
B94 5HX**

Approached via a privately gated driveway, this stunning five-bedroom, detached family home features a neat, modern rendered finish with attractive sage green windows. Exceptionally presented throughout with light, bright, and spacious interiors highlighted by a fabulous open plan kitchen dining space opening up onto south-east facing garden.

LAMPTON, BROAD LANE

This remarkable five-bedroom detached home, the expansive driveway provides secure parking for up to five cars framed by a rendered perimeter wall matching the homes' finish. Inside, the property is exceptionally presented with light, bright, and spacious interiors. The heart of the home is the outstanding open plan breakfast kitchen dining space, seamlessly merging with the living areas. This space is perfect for entertaining and everyday living, featuring a large quartz breakfast bar island. The downstairs also includes a bright entrance hallway with ample storage, a snug, gym, home office, and convenient downstairs W/C. Upstairs, the sleek staircase with glazed balustrades leads to a light-filled gallery landing. With five generous bedrooms, three impeccable luxury bathrooms and generous storage throughout. The south-east facing garden, accessed via large bi-fold doors from the kitchen, features a vast tiled patio terrace perfect for outdoor living.





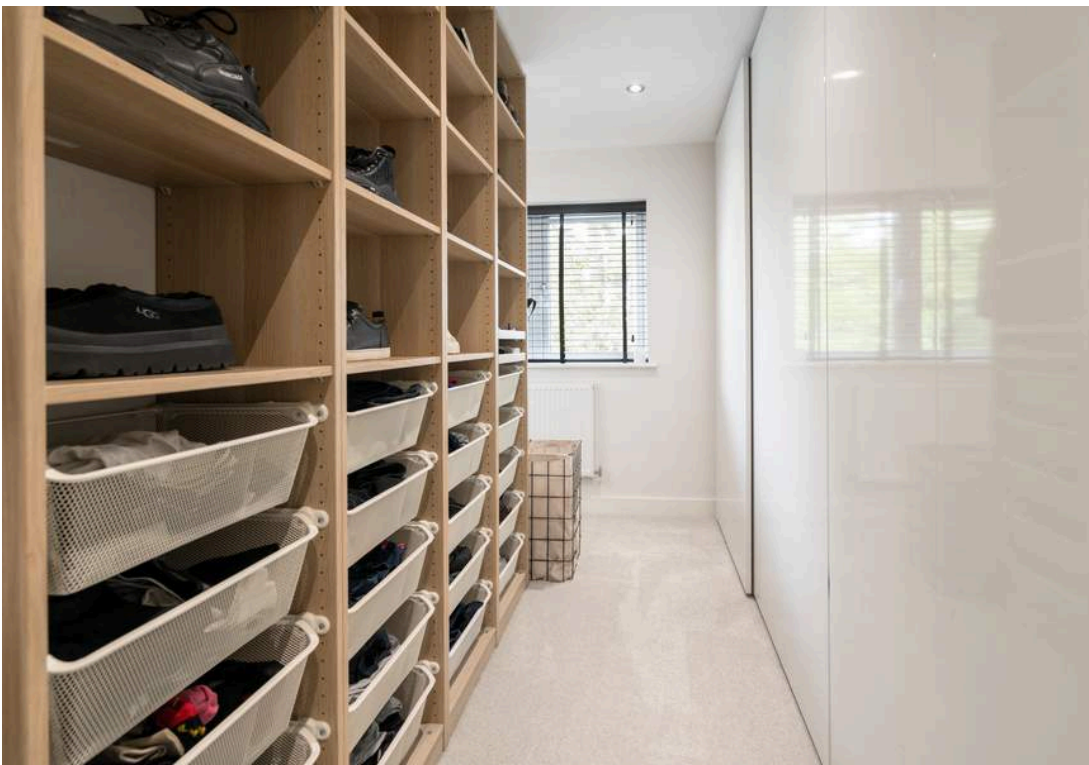


Upon entering this impressive property, you are welcomed into a bright and spacious entrance hallway adorned with neutral tones and light stone tiles. These tiles seamlessly flow into the open plan kitchen, creating a cohesive and elegant aesthetic. Large full-height cloak cupboards provide ample storage for coats and shoes, enhancing the hallway's functionality. The hallway offers direct access to the front reception room, gym, home office, downstairs W/C, and garage store.

The exemplary open plan living space is a highlight of the home, with the kitchen seamlessly merging into the dining and lounge areas. This area is designed to be both spacious and inviting, making it ideal for entertaining and everyday family life. The kitchen's centrepiece is a generously sized breakfast bar island, crafted with sleek quartz worktops that add a touch of elegance and durability. This island serves as a practical workspace for food preparation and a social hub where family and guests can gather for casual dining and conversation



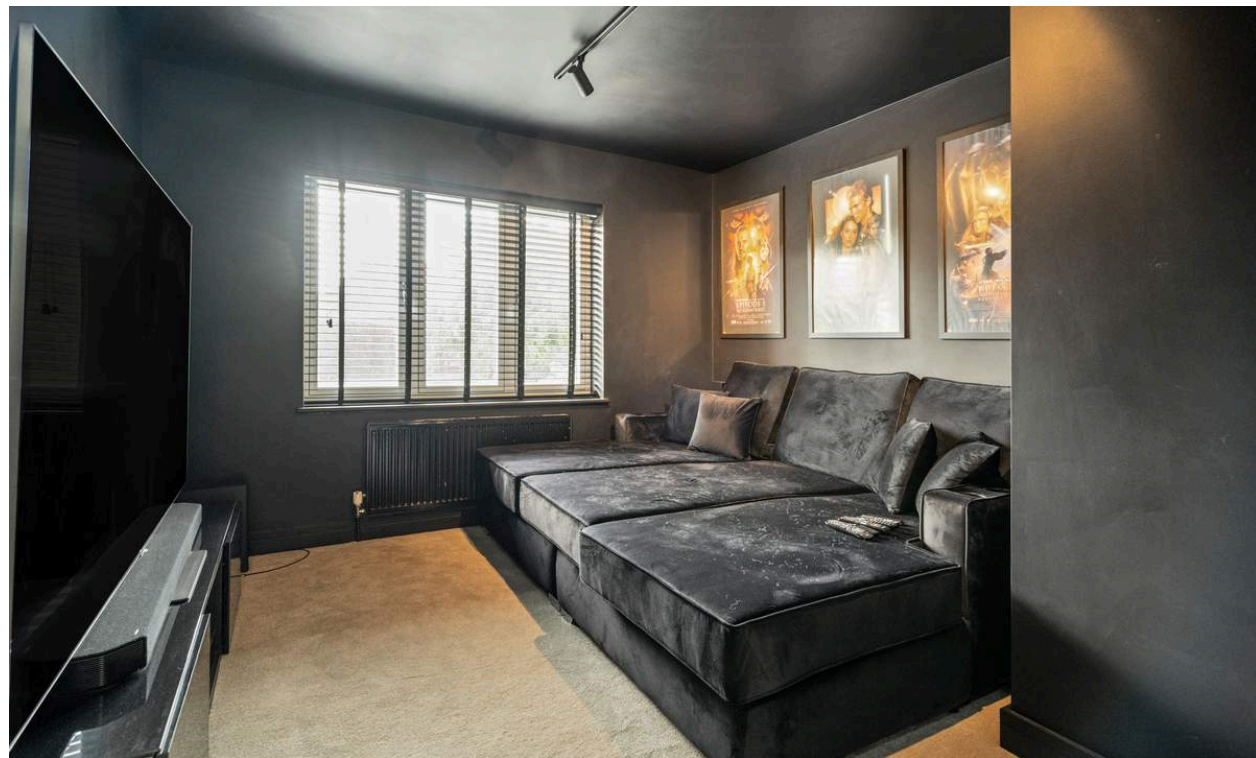






Ascending the sleek and stylish staircase with glazed balustrades and black handrails, you reach the first-floor gallery landing, flooded with natural light from a large rooflight. The landing provides access to the five bedrooms and the family bathroom through black internal doors.

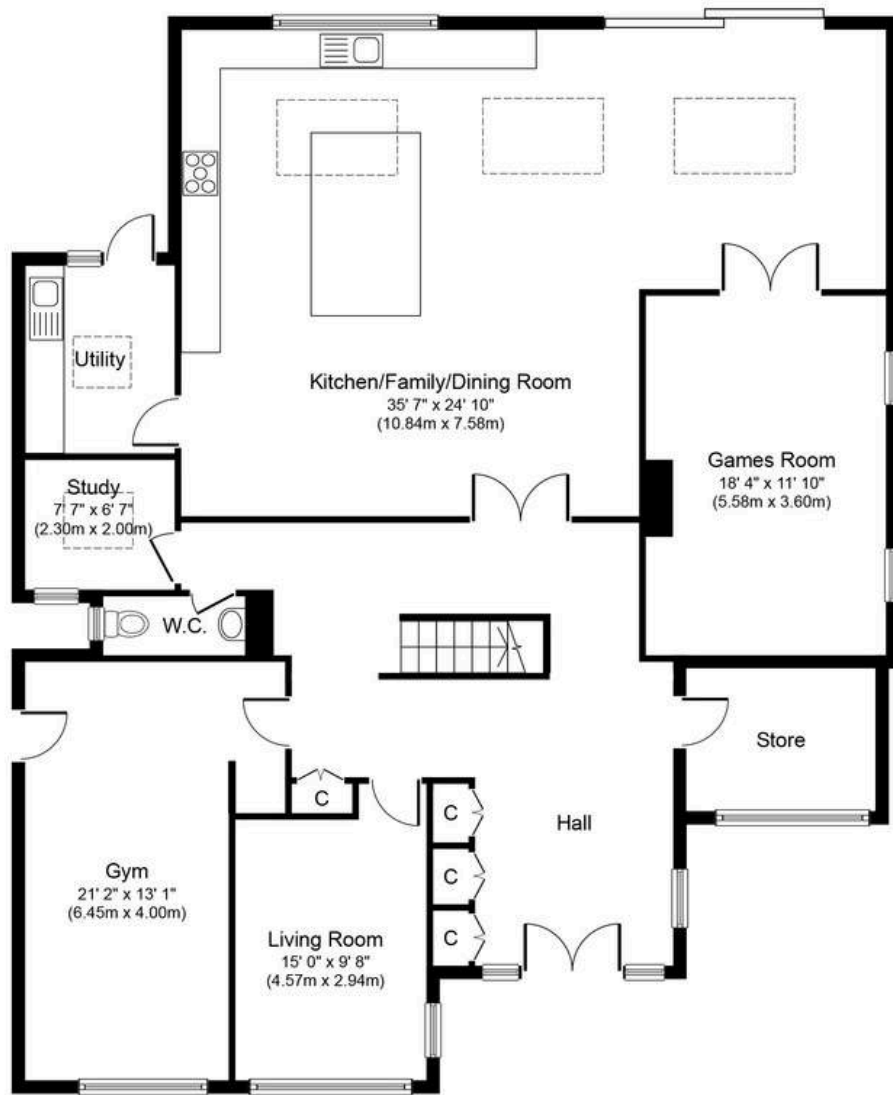
The principal bedroom suite is thoughtfully designed, featuring a dividing media wall and a walk-in dresser. From the dressing area, a discreet doorway leads to the luxurious Porcelanosa en-suite bathroom, equipped with a walk-in shower, bath, and a wall-mounted sink unit. Bedroom two also boasts a stunning en-suite, while bedroom four, currently used as a cinema room, offers plenty of space as a double bedroom with views of the rear garden. The family bathroom is finished to an impeccable standard, featuring Porcelanosa tiling and sanitary ware, a large shower cubicle, a wall-mounted sink unit, and a bathtub with a tile surround.





The south-east facing garden, accessible through large bi-fold doors from the kitchen, provides an expansive outdoor living space. The vast tiled patio terrace spans the full width of the house, creating an ideal area for outdoor dining and relaxation. The garden's orientation ensures ample sunlight throughout the day, making it a perfect spot for family gatherings and leisure activities





Ground Floor
Approximate Floor Area
1,919sq. ft.
(178.3 sq. m.)



First Floor
Approximate Floor Area
1,200 sq. ft.
(111.5 sq. m.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Secure Gated Driveway
- Modern Rendered Finish
- Exceptional Open Plan Kitchen
- Five Spacious Bedrooms
- Three Luxury Bathrooms
- Over 3,000 sq ft
- Home office and gym
- South-East Facing Garden

SIZE Total - 3,119 sq ft

TENURE Freehold

Stratford Upon Avon District Council - G

SERVICES

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

BROADBAND

<u>Type</u>	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	17 Mbps	1 Mbps
Superfast	80 Mbps	20Mbps

Network in the area: OpenReach

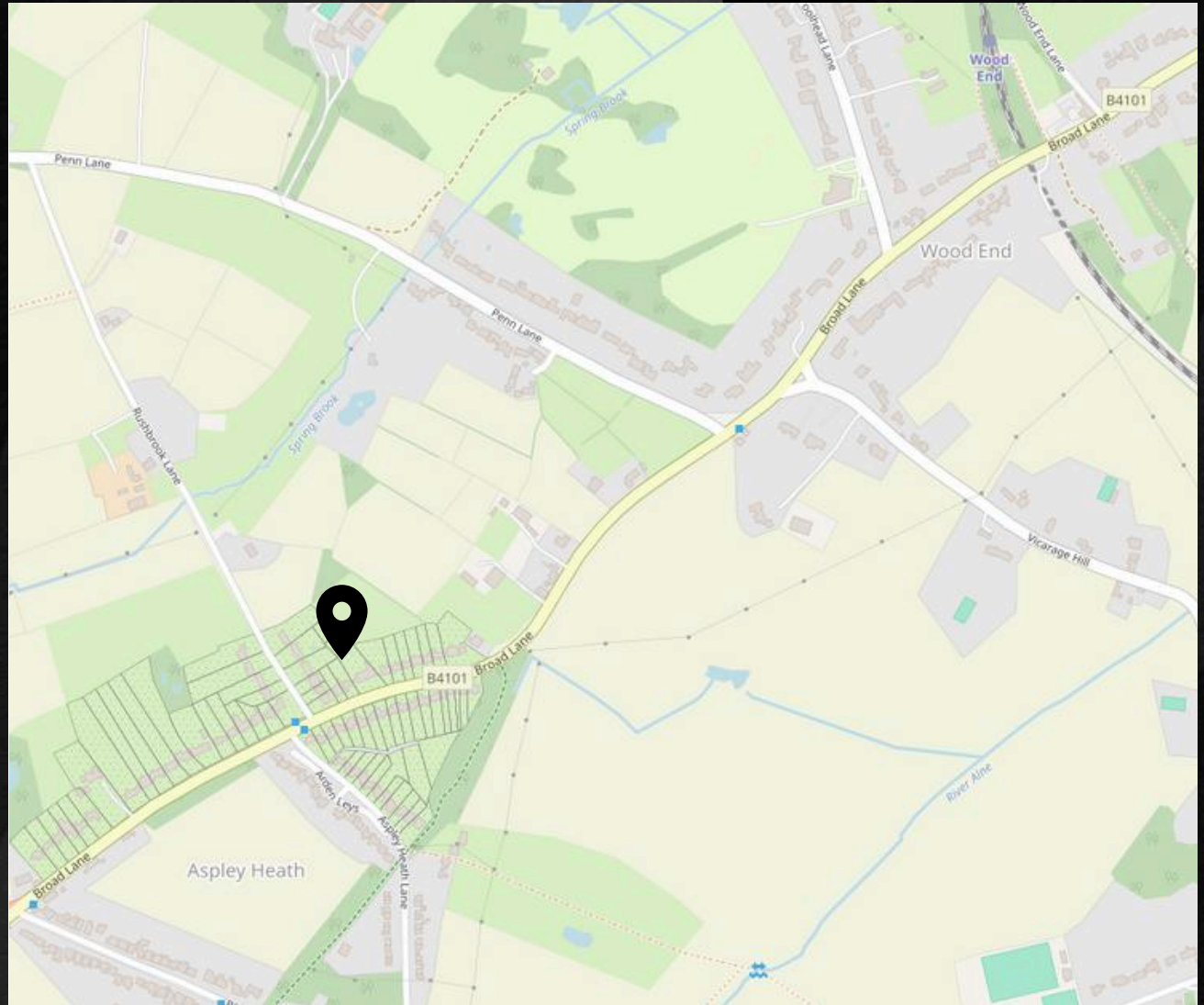
VIEWING

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

☎ 01564 777314 (option 4)

@ premium@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 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.



LOCATION

Tanworth in Arden is a delightful and sought after location with a good range of amenities including a picturesque parish church, a thriving pub and restaurant, a post office, doctors' surgery, nursery, infant and junior schools. Leisure facilities include Ladbroke Park Golf Club, whilst the NEC and Birmingham International Airport are an approximate 20 minute drive away. The village offers quick access to Henley in Arden (4 miles), Redditch (6 miles), Stratford upon Avon (9 miles), Solihull (8 miles) and Hockley Heath (4 miles). In addition, there is local access to both the M42 and M40 motorways providing fast links to Birmingham, Coventry, London and further afield via the M5, M6 and M1.

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