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## Rosneath, Broad Lane

Offers Over £600,000



**SCAN FOR MORE INFO**  
**SIZE** - 1695 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Stratford Upon Avon District Council - F  
**BROADBAND** - Upload 20 Mbps  
Download 80 Mbps  
**MOBILE** - EE 02 Vodaphone  
**EPC** - D  
**PARKING** - Garage and driveway parking  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**Are you an investor interested in expanding your portfolio?**

**Call 01564 777 314 to provide your investment criteria for alerts.**

Rosneath is 1950s four bedroom detached house located on the prestigious Broad Lane in Tanworth-In-Arden. Set against the backdrop of a beautiful, mature private garden, this residence offers spacious living with a through lounge, dining room, and a breakfast kitchen. With a large front drive providing ample parking and the potential to extend (STPP), "Rosneath" is an exceptional opportunity to craft your dream home in a sought-after location, available with no upward chain.

### FEATURES

- 1950s Four Bedroom Detached House
- Spacious Through Lounge with Conservatory Access
- Separate Dining Room and Breakfast Kitchen
- Large Mature Private Garden
- Utility Room & Downstairs WC
- Potential to Extend (STPP)
- Walking Distance to Wood End Station
- Offered with No Upward Chain

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

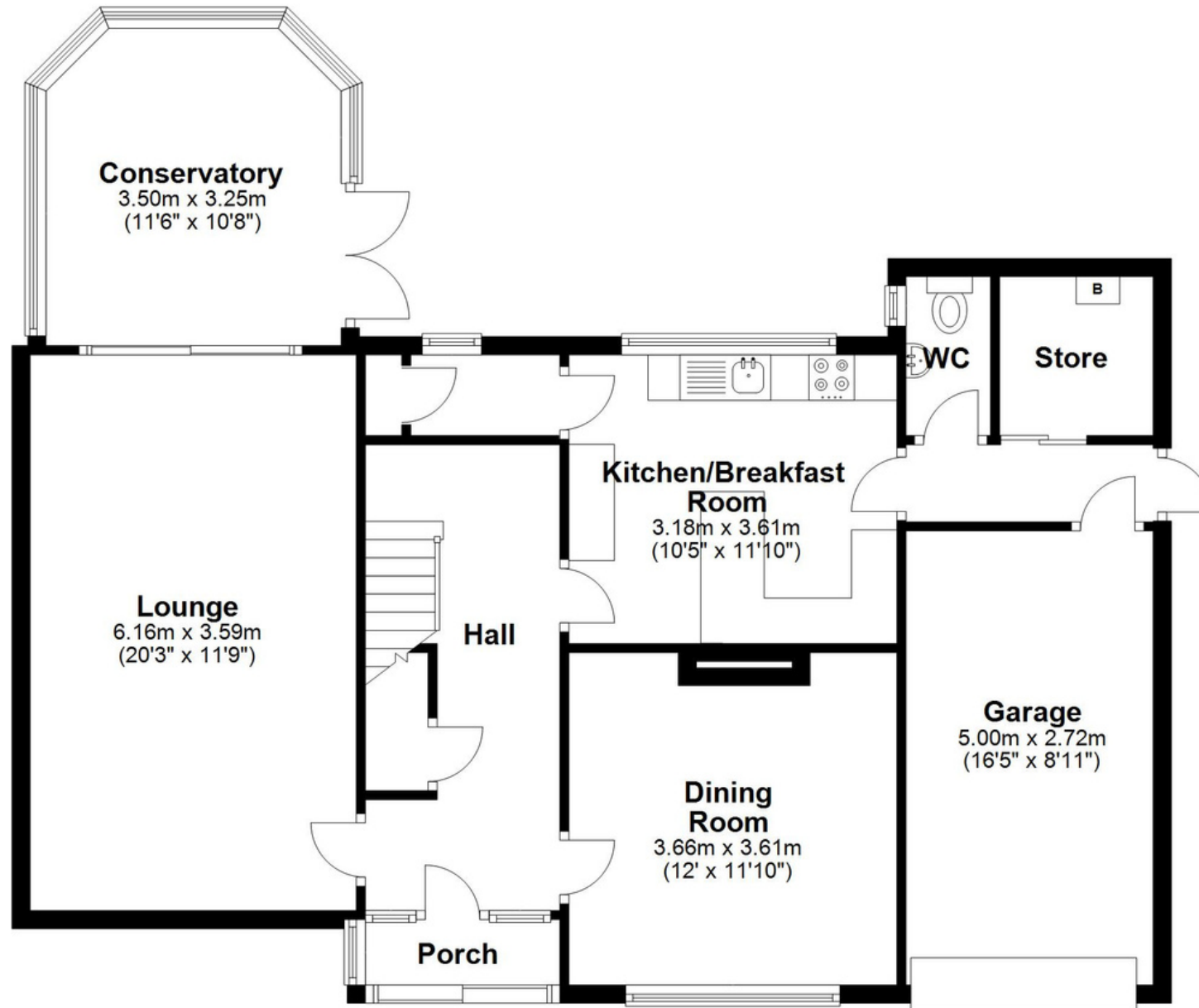
Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



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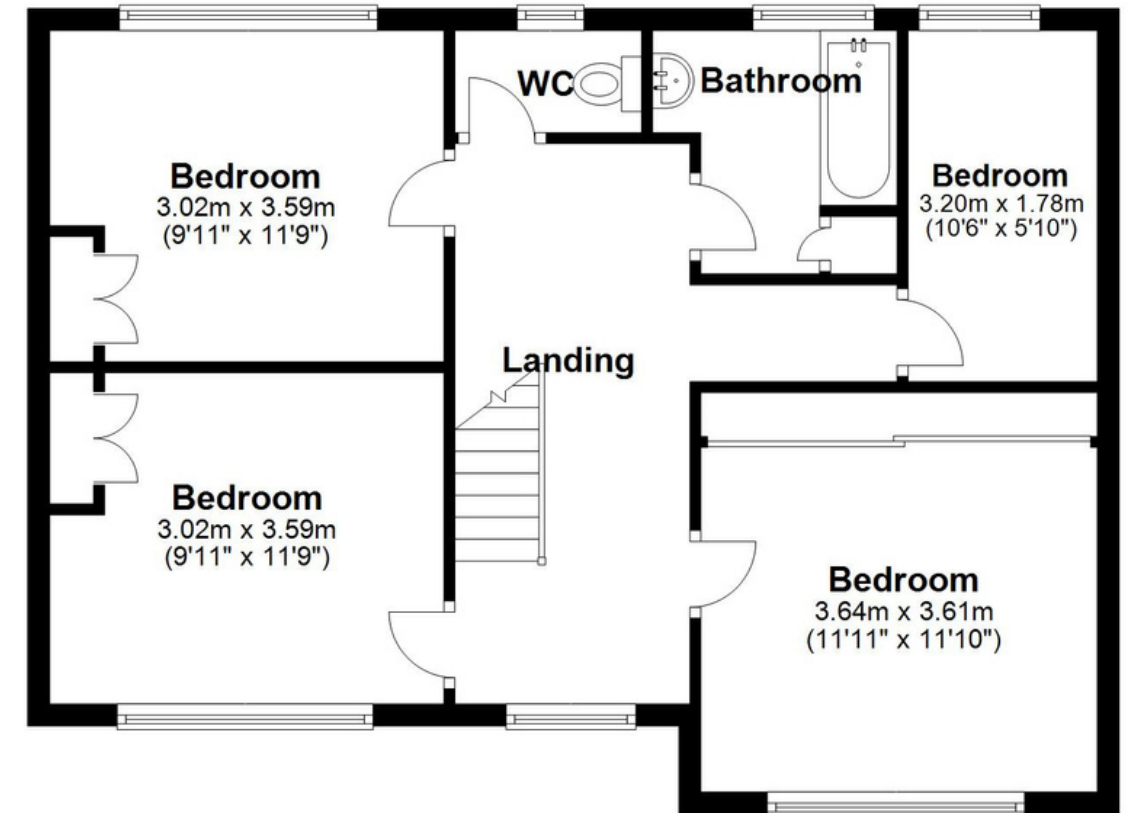
### Ground Floor

Approx. 95.9 sq. metres (1032.1 sq. feet)



### First Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



Total area: approx. 157.5 sq. metres (1695.5 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 PlanUp.