

9 Bellfield
Tanworth in Arden
B94 5AW
oiro £449,950



Property Introduction

We are delighted to offer for sale this beautifully presented semi detached end of terrace property in the much sought after village of Tanworth in Arden. Nestled in the heart of this picturesque village the property is beautifully presented having been extensively modernised with high specification kitchen, modern bathroom, conservatory and delightful rear garden.

Tanworth in Arden is set in beautiful countryside with amazing walks, local amenities to include: tennis & cricket clubs, country pub with post office & local shop contained within, motor garage & a nearby much sought after junior & infant school. Local historical church dating back to the 13th century. Local train service directly linking Stratford upon Avon to Birmingham Snow Hill. Dorridge train station approximately 6 miles away with direct line to Marylebone station.

EPC Grade D



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Property Description

Frontage

Natural stone pathway leading to stylish grey composite front door, off road parking, several planted areas with mature shrubs and side gate leading to rear of property.

Hallway

Engineered wood flooring, double glazed windows to front, doors leading off to the downstairs WC, lounge & kitchen diner, multiple hanging & storage spaces, radiators and stairs leading to first floor.

Cloakroom

1.55m x 1.54m

Ceramic tiled floor, double glazed obscure window to front, close coupled WC, inset counter top wash basin with cupboard below and radiator.

Living Room

5.22m (max) x 4.69m

Engineered wood flooring, feature fireplace with multi fuel stove. dimmable downlights, coving, multiple plug sockets, telephone point, sky connection, double glazed windows & French doors leading to rear garden.

Kitchen Diner

5.34m (max) x 3.03m

Laminate floor, matching wall & base units, wall to ceiling appliance wall with pull out storage cupboards, pyrolytic oven, 2nd combined oven/grill/microwave unit, warming drawer, separate fridge & freezer, dishwasher and seating island with solid oak counter top housing a large integrated electric hob. Further solid oak work surface with stainless steel 1 1/2 bowl sink, stainless steel mixer tap and drinks cooler. Door leading to utility room and opening leading to conservatory/lounge area. Downlights, ceiling hung lights & ladder radiator.

Utility Room

2.27m (max) x 1.43m (max)

Laminate floor, matching wall & base units, roll top work surface, double glazed window to front, space for washing machine & tumble dryer. Double glazed door leading to side of property.

Conservatory/lounge/dining area

6.06m x 2.80m

Laminate floor, double glazed bi-folding doors opening over rear garden, glass roof, feature chimney breast, multiple plug sockets and radiator.



Proclaimer

These details are not an offer or contract. You should not rely on statements by Right Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property its condition or its value. The tenure/charges need to be verified via your solicitors. Areas, measurements and distances are approximate only. Any reference to alterations or extensions or use of or any part of the property does not mean that the necessary planning, building regs or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

Please go to the following website and use the postcode to access the full EPC:

<https://www.epcregister.com/reportSearchAddressTerms.html?redi=reportSearchAddressByPostcode>

First Floor Accommodation

Landing

Carpet, double glazed window to front, airing cupboard housing nearly new Vokera combi boiler, loft hatch with ladders up to mostly boarded loft space with light fitting, centre light point and doors leading off to:

Master Bedroom

4.48m max x 3.04m

Carpet, double glazed windows to rear, centre light fitting, 2 x double built in wardrobes, picture rail, 2 x radiators, multiple double plug sockets & sky cables.

Bedroom Two

3.33m x 3.04m

Engineered wood floor, double glazed window to rear, built in double wardrobe, wooden cladding to half of wall, centre light fitting, multiple plug sockets and radiator.

Bedroom Three/office

2.13m x 2.09m

Laminate floor, double glazed window to front, ceiling down lights, multiple plug sockets and radiator

Family Bathroom

Tile floor with electric underfloor heating, floor to ceiling tiled walls around bath & shower areas, close coupled wc, double walk in shower cubicle with fixed screen, thermostatic shower with overhead drencher & further shower head, free standing roll top bath with eagle claw feet, chrome telephone style mixer tap with shower attachment, vanity unit sink with storage beneath, LED light up mirror above, electric shaving point and power point for future heated towel rail and obscure double glazed window to front.

Outside Rear

Mostly laid to lawn with two slabbed patio areas, garden shed with light & power, summer house with light & power (previously used as garden office), green house, pergola, log store, mature plants & trees to boundary, raised beds, water point, exterior power point, side passage leading to the front of the house.

