



Broad Lane , Tanworth-in-Arden

Solihull, B94 5DN

Jeremy
McGinn & Co 

Offers Over £950,000



NEW PRICE- SUBSTANTIAL CHARACTER HOME WITH HUGE DEVELOPMENT POTENTIAL INCLUDING CONSENT TO CREATE A FURTHER DWELLING.

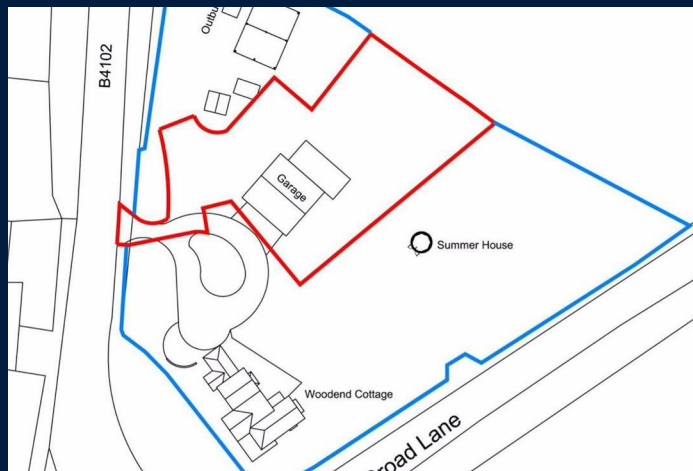
A fabulous opportunity to acquire a substantial and pleasantly mature detached house set in approx 1.2 acre of established gardens and orchard on the outskirts of the highly sought after village of Tanworth in Arden.

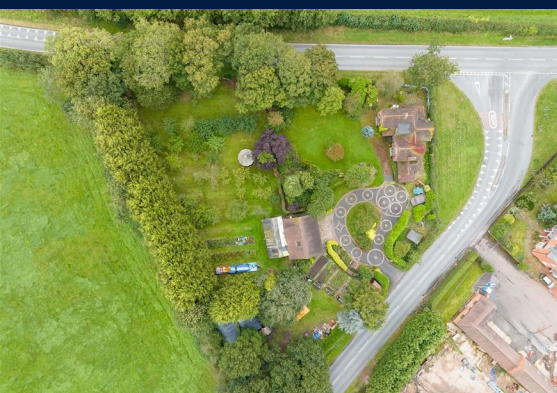
The property is ideally located for easy access to Solihull and the M42 and is an ideal base from which to commute to Birmingham itself to which there are excellent rail links within walking distance. There is planning consent (22/00077/FUL) for the conversion of the existing garage to a new dwelling and associated works.

The main house comprises a beautiful character home with gas centrally heated accommodation including - Reception Hall, Ground Floor Wet Room, Living Room, Dining Room, Breakfast Room, Kitchen, Utility, Home Office/Hobby Room, Landing, 3 Good Sized double Bedrooms and Family Bathroom.

The grounds are split between formal gardens, vegetable plot and orchard with gates onto both Broad Lane & The Common. There are various outbuildings offering massive potential for those seeking to run a business from home.

There is tremendous scope to extend the property (subject to necessary consents) to create a larger and more substantial family home. In conclusion there is an opportunity to create a separate dwelling or develop a first class multi generation home set in fabulous grounds.





Tax Band: G

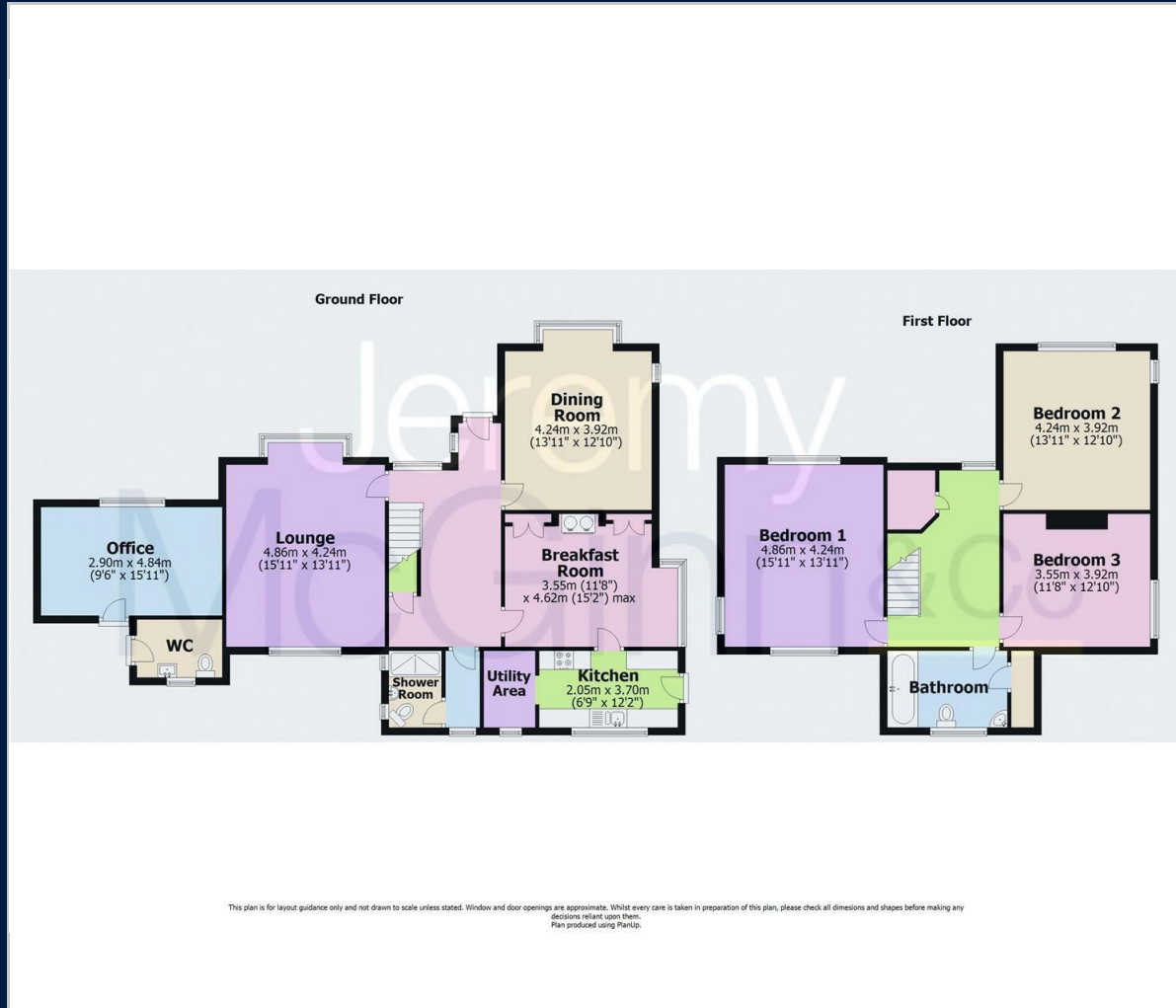
Council: Stratford on Avon District Council

Tenure: Freehold

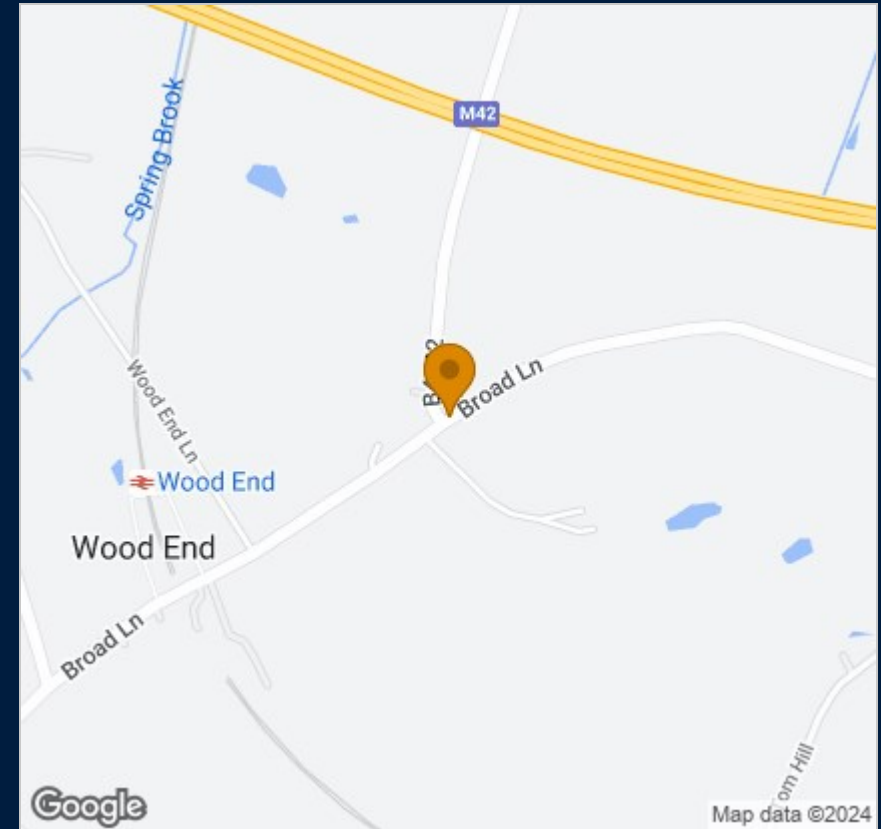
Tanworth in Arden has long been established as a highly popular and exclusive village with plenty to offer with a strong community including a popular village school, The Bell pub and parish church, Ladbrook Park Golf Club and direct rail links to Stratford upon Avon & Birmingham making this an ideal place from which to commute.

Motorway access couldn't be better with the M42 being just a few minutes drive with Birmingham International Airport being within a very short drive.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com