





Location

Tanworth in Arden is an attractive and delightful village. The village has a good range of local amenities together with a number of historical buildings notably The Bell Inn and the 14th century Church of St Mary Magdalene. The local primary and junior schools in Tanworth in Arden are highly regarded. It is superbly situated for convenient access to the M 40 motorway which in turn provides links to M42, M6, M5 and the M1. The small railway station provides easy access to Birmingham City Centre, the N.E.C, Birmingham International Airport and London.

- Detached Residence
- Three Bedrooms & Family Bathroom/wc
- Dual Aspect Lounge & Sun Room
- Dining Kitchen
- Further Scope for Development(STPP)
- 1 1/2 Width Garage & Large Driveway
- Superb Rear Garden
- Sought after Semi Rural Location



A three bedroom detached residence with further scope for development(STPP) situated in a sought after semi rural location. The property offers excellent family living accommodation which briefly comprises; large entrance porch, reception hall, dual aspect lounge, sun room, dining room, breakfast kitchen, utility area, shower room/wc, first floor landing, three bedrooms, family bathroom/wc, large driveway, 1 1/2 width garage and superb rear garden.

LARGE ENCLOSED PORCH

RECEPTION HALL

SHOWER ROOM/ WC

DUAL ASPECT LOUNGE 24' 4" x 11' 2" (7.42m x 3.4m)

SUN ROOM

DINING ROOM 17' 0" x 8' 1" (5.18m x 2.46m)

DINING KITCHEN 17' 3" x 11' 4" (5.26m x 3.45m)

UTILITY AREA

BOILER CUPBOARD

FIRST FLOOR LANDING

DUAL ASPECT MASTER BEDROOM 16' 0" x 11' 2" (4.88m x 3.4m)

BEDROOM TWO 11' 3" to back of wardrobe x 9' 0" (3.43m x 2.74m)

BEDROOM THREE 9' 0" x 8' 2" (2.74m x 2.49m)

FAMILY BATHROOM/ WC



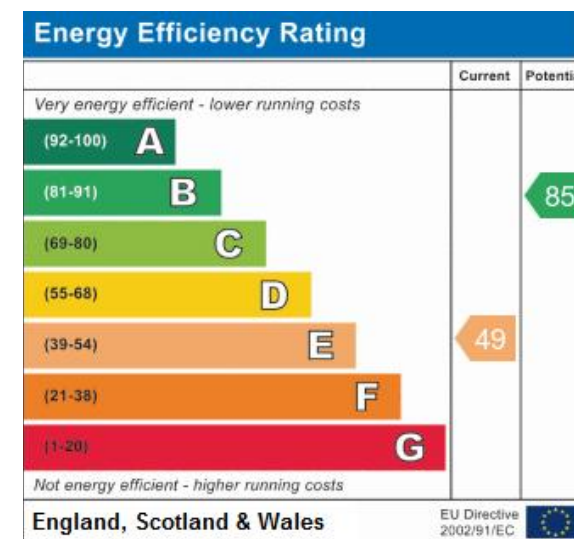
LARGE DRIVEWAY

ONE AND A HALF WIDTH GARAGE 13' 10" x 16' 2" max 12' 0" min(4.22m x 4.93m)

SUPERB ENCLOSED REAR GARDEN

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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