



Poolhead Lane, Tanworth-in-Arden

Offers Over £1,500,000



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Poolhead Lane, Tanworth-in-Arden

A substantial and very well presented detached family home situated in a delightful semi-rural location sitting in grounds extending to approx. 1.43 acres. The property offers most versatile accommodation comprising a welcoming entrance hallway, two spacious reception rooms (one currently used as a games room), superb family open plan breakfast kitchen diner, utility room, guest W.C, five double bedrooms, two walk in wardrobes, two en-suite shower rooms and a family bathroom. The property further benefits from an adjoining annex with accommodation comprising of two further two reception rooms, fitted kitchen, two double bedrooms and a bathroom. Externally the property has delightful private extensive mature gardens with an orchard and detached stables and an in & out driveway to the front providing ample parking for multiple vehicles with plans approved for gates.





Location

Poolhead Lane is widely regarded as one of the most prestigious addresses in Tanworth-in-Arden, an idyllic Warwickshire village where timeless countryside charm meets exceptional connectivity.

Surrounded by rolling open landscapes, the setting offers a rare sense of tranquillity without compromise, with swift access to the M42, M40 and the wider motorway network, placing the NEC, Birmingham International Airport, and London all within easy reach.

Perfectly positioned, the property lies within close proximity to Solihull, Henley-in-Arden, and Stratford-upon-Avon, offering an outstanding choice of shopping, dining, and cultural amenities.

For commuters, Birmingham is easily accessible by both road and rail, with nearby stations at Wood End and Danzey providing convenient connections. Despite its excellent links, the lifestyle here remains distinctly rural.

The village itself is particularly sought-after by families, renowned for its strong sense of community and highly regarded local schooling.

The charming village centre is just a short distance away, while everyday conveniences and leisure facilities are all within walking distance, including the highly regarded Ladbrook Park Golf Club and the much-loved The Warwickshire Lad.



Surrounded by scenic walking routes, cycling trails, and unspoilt green spaces, Tanworth-in-Arden offers an exceptional quality of life offering perfectly balancing countryside serenity with modern convenience.

Property Frontage

The property is set back from the road behind an in and out tarmacadam driveway providing ample off road parking for multiple vehicles with a laid lawn area and mature shrubs and bushes. A storm porch leads to bespoke enforced arched double doors leading into

Welcoming Entrance Hallway

With polished tiled flooring, double glazed window to side, two radiators, stairs leading to the first floor accommodation and doors leading off to



Guest W.C

With low flush W.C, vanity wash hand basin, obscure double glazed window, polished tiled flooring, radiator and ceiling light point

Dual Aspect Games Room

5.6m x 4.7m (18'4" x 15'5")

With double glazed windows to front and side elevations, polished tiled flooring, radiator and ceiling light point

Spacious Dual Aspect Lounge

6.3m x 4.5m (20'8" x 14'9")

With wood effect flooring, two ceiling light points, media wall, open brick fireplace, two radiators, double glazed windows to front, double glazed sliding patio doors leading out



Superb Family Breakfast Kitchen

7.6m x 4.1m (24'11" x 13'5")

Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces over and a sink and drainer unit with shower mixer tap. Space for Range style cooker with feature extractor over, integrated fridge and dishwasher, space for American style fridge/freezer, metro tiling to splash prone areas, polished tiled flooring, feature vertical radiator, spot lights to ceiling, double glazed window to rear, double glazed sliding patio doors leading out to the rear garden and archway into

Useful Utility Room

3.3m x 2m (10'9" x 6'6")

Fitted with a range of high gloss wall and base units with a work surface over incorporating a



Boiler Room

1.9m x 1m (6'2" x 3'3")

With a Vaillant gas central heating boiler and a vented cylinder system plus a four zone controller

Bright Gallery Landing

With feature chandelier, two double glazed windows to front, airing cupboard and doors leading off to

Large Master Bedroom to Rear

6.3m x 4.9m (20'8" x 16'0")

With double glazed French doors with Juliet balcony overlooking rear garden, double glazed window to rear elevation, two vertical radiators, media wall, ceiling spot lights, double fitted ..



Spacious En-Suite Shower Room to Front

2.9m x 2m (9'6" x 6'6")

Being fitted with a three piece white suite comprising of a shower enclosure with thermostatic shower, vanity wash hand basin and a low flush W.C. Bluetooth LED mirror, complementary tiling to walls, tiled flooring, obscure double glazed window to front, ladder style radiator and ceiling light point

Bedroom Two to Front

5.2m x 3.7m (17'0" x 12'1")

With double glazed windows to front and side elevations, two radiators, ceiling spot lights, double fitted wardrobe, two doors into a walk through walk in wardrobe and door into



Bedroom Three to Rear

4.1m x 3.1m (13'5" x 10'2")

With double glazed window to rear elevation, fitted wardrobes and vanity area, radiator and ceiling light point

Bedroom Four to Rear

3.7m x 3m (12'1" x 9'10")

With two double glazed windows to rear elevation, radiator, a range of built in wardrobes and two ceiling light points

Bedroom Five to Side

3.7m x 2m (12'1" x 6'6")

With double glazed window to side elevation, wood effect flooring, fitted wardrobe, radiator and ceiling light point



Large Family Bathroom to Side

3.7m x 1.8m (12'1" x 5'10")

Being fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and glazed screen, twin feature wash hand basins and a low flush W.C. Bluetooth LED mirror, tiling to water prone areas, tiled flooring, obscure double glazed window to side, feature towel radiator, loft access, wall lighting and spot lights to ceiling

Annex Reception Room One

5.3m x 3.1m (17'4" x 10'2")

Being accessed via a double glazed door with matching side windows, further double glazed window to side, radiator, wall and ceiling light points and French double doors into



Annex Inner Hallway

With two double glazed windows to side, radiator, four ceiling lights, tiled flooring and doors leading off to

Annex Bedroom One to Side

3.9m x 3.1m (12'9" x 10'2")

With double glazed sliding patio doors leading to rear garden, radiator, fitted wardrobes and three ceiling light points

Annex Reception Room Two

4.5m x 4.1m (14'9" x 13'5")

With double glazed sliding patio doors leading to rear garden, radiator, wall and ceiling light points, fireplace with marble hearth and wooden surround, loft hatch, wood effect flooring and door into





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