



Broad Lane, Tanworth-in-Arden

Guide Price £1,400,000

xact
EXCLUSIVE



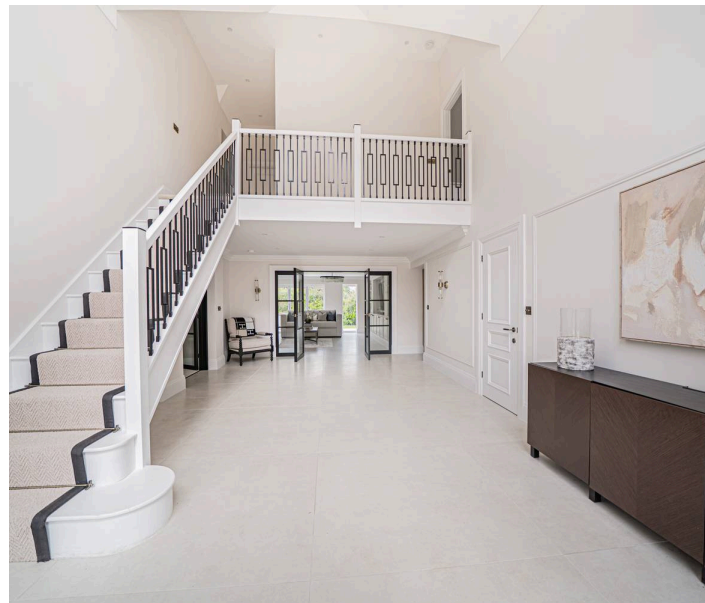


PROPERTY OVERVIEW

Offered to the market with no upward chain, this superb family home boasts outstanding versatility with five double bedrooms. Four of these spacious bedrooms are located on the first floor, with an additional ground floor bedroom for added convenience.

Upon entering the property, a private gated entrance leads to a large frontage and stoned driveway providing ample parking for multiple vehicles. The stunning family home has been substantially extended, remodelled, and updated to offer the utmost comfort and luxury living experience. The property also benefits from a newly landscaped driveway and gardens.

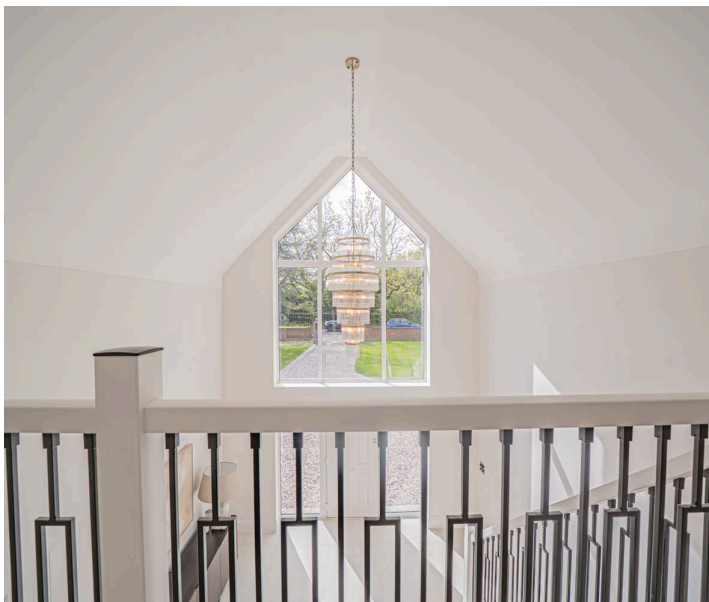
The magnificent entrance hall features a vaulted ceiling, full-height glass, a stunning staircase, and a guest cloakroom. The ground floor accommodation boasts underfloor heating throughout the tiled areas, ensuring a warm and welcoming environment.





The property's features include a superb living room to the front elevation with a feature fireplace, complemented by a further reception room/study/bedroom five with a luxury ensuite to the rear. The outstanding open-plan kitchen/dining and family room is a focal point of the home, featuring a bespoke fitted kitchen, a feature central island/breakfast bar, and bi-fold doors leading to the rear garden. Additional kitchen specifications include a bespoke fitted Tom Howley kitchen, Quooker tap, integrated AEG fridge & freezer, Rangemaster cooker, Siemens integrated extractor, Bosch dishwasher and a quartz worktop with an oversized bespoke island. Soho engraved light switches are featured throughout.

Completing the ground floor layout is a utility and boot room, as well as a garage/store for additional storage space. Bespoke cabinetry has been completed throughout the property, including the media wall, boot room, and fitted wardrobes. The first floor houses four double bedrooms, each equipped with luxury ensuite facilities. The principal bedroom boasts a vaulted ceiling, adding an extra touch of elegance to the space. All bathrooms feature Porcelanosa tiles along with Crosswater and Hansgrohe fixtures and fittings.



Outside, the property offers a private landscaped rear garden which is mainly laid with lawn and boasts a full-width patio area, perfect for outdoor relaxation and entertaining.

In summary, this property is a stunning family home that seamlessly blends modern living with comfort and style. The thoughtful design, high-quality finishes, and spacious layout make it an ideal choice for those seeking a contemporary lifestyle in a desirable location.



PROPERTY LOCATION

Tanworth-in-Arden is a delightful and sought after village well situated for quick access to Henley-in-Arden, Solihull and Hockley Heath. The village contains a good range of amenities including a local inn and picturesque parish church. In addition, Tanworth-in-Arden boasts a junior and infant school as well as the renowned Ladbroke Park Gold Club and is well placed for access onto the M40 and M42 motorways, which in turn, provide links to the M1, M6 and M5, thus enabling fast travel to the larger centres of commerce including Birmingham, Coventry and London. The National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.

Council Tax band: F

Tenure: Freehold





- Offered To The Market With No Upward Chain
- Superb Family Home Offering Outstanding Versatility With Five Double Bedrooms, Four To First Floor Plus Additional Ground Floor Bedroom
- Set Behind A Private Gated Entrance With Large Frontage / Driveway Providing Ample Parking For Multiple Vehicles
- Stunning Family Home Which Has Been Substantially Extended, Remodelled And Updated
- Magnificent Entrance Hall With Vaulted Ceiling / Full Height Glass And Stunning Staircase And Guest Cloakroom
- Ground Floor Accommodation Includes Underfloor Heating Throughout Tiled Areas
- Superb Living Room To The Front Elevation With Feature Fireplace And Further Reception Room / Study / Bedroom Five With Luxury Ensuite To Rear
- Bespoke Tom Howley Kitchen With Oversized Quartz Island, Quooker Tap, Rangemaster Cooker, Siemens Extractor, AEG Refrigeration & Bosch Dishwasher
- Ground Floor Completed With Utility And Boot Room Plus Garage / Store. Private Landscaped Rear Garden With Full Width Patio And Mainly Laid With Lawn
- Four Double Bedrooms To The First Floor All With Luxury Ensuite Facilities (One With Porcelanosa Tiling And Crosswater And Hansgrohe Fittings), Including Principal Bedroom With Vaulted Ceiling.



ENTRANCE HALL

WC

LIVING ROOM

22' 9" x 13' 6" (6.93m x 4.11m)

KITCHEN / DINING / FAMILY ROOM

37' 6" x 20' 2" (11.44m x 6.14m)

BOOT ROOM

7' 9" x 4' 5" (2.36m x 1.35m)

UTILITY

9' 9" x 5' 7" (2.96m x 1.70m)

RECEPTION ROOM / STUDY / BEDROOM FIVE

15' 5" x 9' 0" (4.71m x 2.75m)

ENSUITE

10' 0" x 4' 10" (3.06m x 1.48m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 7" x 16' 5" (5.37m x 5.01m)

ENSUITE

10' 9" x 8' 11" (3.27m x 2.72m)

BEDROOM TWO

18' 6" x 14' 5" (5.63m x 4.39m)

ENSUITE

11' 1" x 3' 5" (3.39m x 1.04m)

BEDROOM THREE

21' 6" x 11' 9" (6.56m x 3.58m)

ENSUITE

11' 2" x 3' 10" (3.40m x 1.16m)

WC

9' 1" x 3' 10" (2.78m x 1.16m)

BEDROOM FOUR

15' 3" x 11' 2" (4.65m x 3.41m)

ENSUITE

10' 1" x 5' 0" (3.07m x 1.52m)

**TOTAL SQUARE FOOTAGE**

310.0 sq.m (3336 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE / STORE****SECURE GATED DRIVEWAY PARKING****LANDSCAPED GARDEN****FULL WIDTH PATIO AREA****ITEMS INCLUDED IN THE SALE**

Free-standing Rangemaster cooker, Siemens extractor, microwave, AEG fridge, AEG freezer, Bosch dishwasher, Quooker tap, washing machine, tumble dryer, all carpets, all light fittings, fitted wardrobes in two bedrooms, underfloor heating, garden shed, electric garage door and a 2025 electric car charging point.

ADDITIONAL INFORMATION

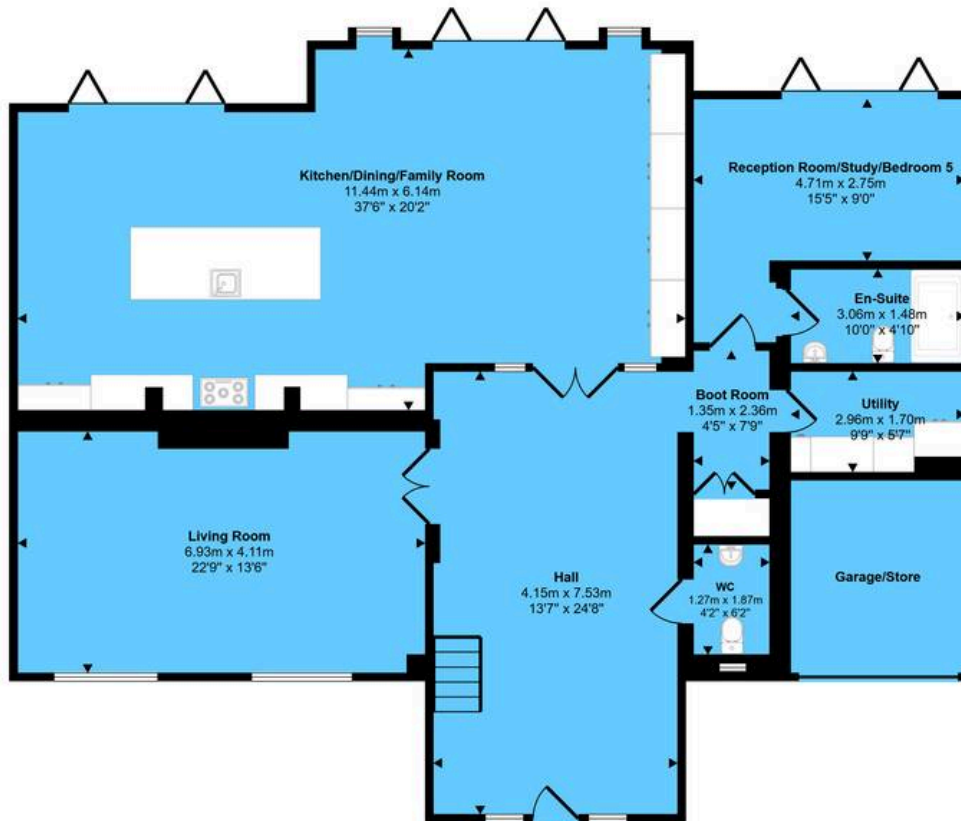
Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
310 sq m / 3336 sq ft



Ground Floor
Approx 173 sq m / 1863 sq ft

First Floor
Approx 137 sq m / 1473 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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