



smarthomes

## Broad Lane

Tanworth-in-Arden, Solihull

- A Charming & Spacious Four Bedroom Family Home
- Spacious Breakfast Kitchen & Modern Family Shower Room
- Extensive Southerly Facing Rear Garden
- Master Bedroom Suite with En-Suite & Office

**Offers Over £650,000**

Current EPC Rating - C  
Current Council Tax Band - D





## Property Description

A charming and spacious semi-detached cottage dating back to the early 1900's and enjoying a semi-rural location with unbroken views across farmland to rear. The property has been further extended and briefly affords four double bedrooms, snug/family room, triple aspect lounge/diner, kitchen/breakfast room, master suite with en-suite and office, modern family shower room, beautiful Southerly facing rear garden and ample off-road parking



## Rooms & Measurements

Snug to Front 3.76m x 3.76m (12'4" x 12'4")

Superb Triple Aspect Lounge Diner 7.37m x 4.37m (24'2" x 14'4" (min) widening to 18'4"

Kitchen/Breakfast Room 5.26m x 3.35m (17'3" x 11'0")

Superb Extended Master Bedroom 5.59m x 3.73m (18'4" x 12'3")

En Suite Shower Room 3.56m x 2.64m (11'8" x 8'8")

Home Office 2.87m x 2.87m (9'5" (min) x 9'5" (min)

Bedroom Two to Front 3.76m x 3.81m (12'4" x 12'6")

Bedroom Three to Rear 2.41m x 3.07m (7'11" x 10'1")

Bedroom Four to Rear 2.57m x 2.41m (8'5" x 7'11")

### Tenure

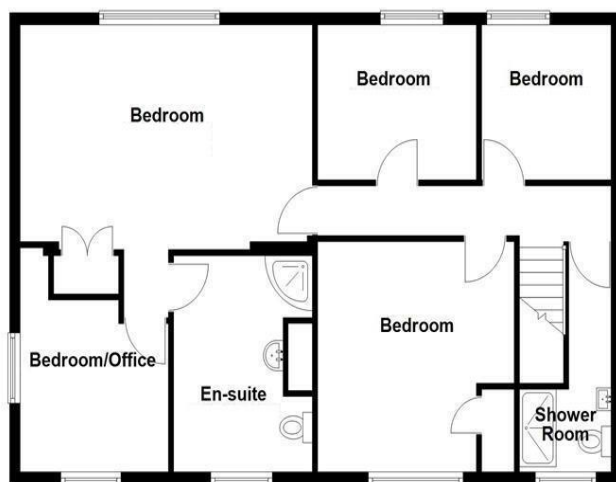
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



Ground Floor



First Floor



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.