

# DRAKES

ESTATE AGENTS



Vicarage Hill, Tanworth in Arden, B94 5AN

£635,000

- A Stunning 17th Century Grade II Listed Cottage
- Highly Sought After Village Location
- A Wealth of Character & Period Features
- Three Bedrooms Including Principal with En-Suite
- Spacious Lounge with Multi-Fuel Log Burner
- Dining Room With Reading Nook
- Refitted Breakfast Kitchen
- Family Bathroom & Guest WC
- Private & Delightful Rear Garden
- Versatile Timber Garden Retreat with Power



SCAN TO VIEW  
VIRTUAL TOUR

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- Spacious Lounge to front - 9.27m max x 4.5m max (30'5" x 14'9")
- Dining Room to rear - 4.04m x 3.43m max (13'3" x 11'3")
- Guest WC to rear
- Re-Fitted Breakfast Kitchen to rear - 4.44m max x 3.84m max (14'7" x 12'7")
- Dual Aspect Bedroom One - 5.18m x 3.58m (17'0" x 11'9")
- En-Suite Shower to rear - 2.36m into shower x 0.79m (7'9" x 2'7")
- Bedroom Two to rear - 3.84m x 3.28m (12'7" x 10'9")
- Bedroom Three to front - 4.04m x 2.57m (13'3" x 8'5")
- Re-Fitted Family Bathroom to side - 2.51m x 2.03m (8'3" x 6'8")
- Timber Built Garden Room - 2.8m x 5.3m (9'2" x 17'4")

A rare opportunity to acquire a stunning 17th Century cottage in a sought-after village location. Brimming with charm and character, this deceptively spacious home offers beautifully presented accommodation comprising three double bedrooms, two reception rooms, breakfast kitchen, en-suite shower, family bathroom, guest WC and a generous garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



COUNCIL TAX BAND: E  
 EPC Rating: D  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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