



DM&Co.
— SALES & LETTINGS —

Vicarage Hill
B94 5EA

SHORT TERM TENANCIES ONLY This
Stunning, Contemporary Four-Bedroom Family
Home Is Available At The Start Of October
With Flexible Furnishings.

DETAILS

A Stunning, Contemporary Four-Bedroom Family Home with Luxury Finishes

This exceptional home combines the elegance of a new build with high-quality finishes throughout. Featuring underfloor heating, exquisite Porcelanosa tiling, and a luxury kitchen with high-end appliances and bi-fold doors, the property is offered with flexible furnishings & available to move into at the start of October.

Set well back from the road with ample parking behind electric gates, the home is approached via a sweeping driveway leading to the impressive double-height atrium entrance hall. Flooded with natural light, the entrance features a stunning oak and glass galleried landing, wood-effect flooring, a guest cloakroom, and a convenient storage cupboard.

The ground floor offers versatile and spacious living accommodation. The kitchen, dining, and living area is ideal for relaxing, cooking, and entertaining, with two sets of bi-fold doors opening onto the south-facing rear garden. A separate utility room provides additional kitchen space and garden access. The fourth bedroom with en-suite is also located on this floor, offering a perfect guest suite or multi-generational living option. At the rear of the property, a neat home office and a cosy lounge/snug feature large windows and bi-fold doors leading to the patio, creating bright and welcoming spaces.

Upstairs, the galleried landing leads to three large bedrooms, two with en-suites. The master bedroom is thoughtfully designed with a feature panelled wall, a Juliet balcony, and a dressing area adjacent to a beautifully tiled en-suite. The second bedroom also has a Juliet balcony with rear views and its own en-suite, while the third bedroom is generously sized and shares the sumptuous family bathroom, which features a freestanding bath under a large window and a walk-in rain shower.

Additional accommodation above the double garage provides a versatile space suitable as a gym, home office, or additional bedroom, complete with its own en-suite.

The rear garden has been thoughtfully landscaped, with a large grey porcelain-tiled patio perfect for relaxing and entertaining, surrounded by lawned areas and raised beds. To the front, there is further lawned space and generous parking for at least six cars.

Combining style, comfort, and practicality, this home offers an exceptional living experience in a desirable location.

Gardener to be included





OUTSIDE & LOCATION

Situated in the highly desirable Vicarage Hill in Tanworth-in-Arden, this home enjoys a peaceful, village setting while being well connected to nearby towns. The area is renowned for its charming countryside, excellent local amenities, and reputable schools, with easy access to Stratford-upon-Avon, Solihull, and the M40 for commuting.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 81%

Vodafone - 75%

3 - 68%

O2 - 77%

Broadband Availability -

Openreach

Broadband Type

Standard 16 Mbps (Highest available download speed)

1 Mbps (Highest available upload speed)

Superfast 66 Mbps (Highest available download speed)

14 Mbps Good (Highest available upload speed)

Low Flood Risk



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.

FEATURES

- Stunning Contemporary Four-Bedroom Family Home
- Luxury Kitchen With Bi-Fold Doors And Appliances
- Underfloor Heating And Porcelanosa Tiling Throughout
- Double-Height Atrium Entrance With Galleried Landing
- Master Bedroom With En-Suite And Juliet Balcony
- South-Facing Landscaped Garden With Patio And Parking
- Holding Deposit - £923.00
- Security Deposit - £4615.38
- Available Start Of October With Flexible Furnishings
- *SHORT TERM TENANCIES ONLY*

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		