



**8 Doctors Close**  
**Tanworth-In-Arden, Warwickshire B94 5AY**  
**Asking Price £450,000**

An Individually Designed Three-Bedroom, Two-Bathroom Home in Tanworth-in-Arden.

Situated in the sought-after village of Tanworth-in-Arden, this beautifully presented property is tucked away on Doctors Close (a private Close), in the heart of the community. Built to a high specification approximately five years ago, the home is arranged over three floors and offers modern, spacious living throughout, and off-street parking. The property benefits from the remainder of the new build warranty, which expires in January 2030.

The ground floor comprises a designer kitchen, utility room, cloakroom, and a comfortable lounge. The first floor offers two double bedrooms, including one with an en-suite, along with a family bathroom. The top floor provides a further bedroom and a W.C.

Additional features include underfloor heating throughout the ground floor, bi-fold doors opening onto the rear garden, Porcelanosa tiling in all bathrooms, built-in wardrobes in the bedrooms, UPVC double glazing, gas central heating, and an electric car charging point in the garage.

Tanworth in Arden is a charming village with an active community. Facilities include a 13th century parish church, village green, Bell Inn & Restaurant; highly regarded junior school with nursery, village hall, tennis and golf club. The village is well placed for easy access to the M40 and M42 motorways which in turn, provide links to the M1, M6 and M5, enabling fast travel to Birmingham, Coventry and London city centres. The National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.



### **Porch**

Composite door with feature glazed insert, recessed door mat. Oak door opening into:-

### **Entrance Hall**

Oak doors leading off to all rooms. Under floor heating. Feature turned staircase rising to the first floor, under-stairs storage cupboard with lighting.

### **Guest Cloakroom**

Porcelanosa tiled floor and splashbacks. Floating W.C with concealed cistern, wall hung vanity unit with wash hand basin and mixer tap, under-floor heating, extractor fan. Under floor heating.

### **Kitchen**

Designer kitchen with a range of wall, base and drawer units with quartz work top surfaces over. Integrated appliances:-"Neff" dishwasher, fridge freezer, two eye level"Neff" ovens with slide away drawer under, inset "Neff" 4 ring induction hob with extractor over. Built in bench seat with storage below and space for table and chairs, UPVC double glazed window to the front, inset 1 1/2 bowl "Franke" sink unit with "Franke" chrome mixer tap over. Tiled floor with underfloor heating.

### **Utility Room**

Tiled floor with underfloor heating. Wall and base units with work surfaces over, inset single bowl single drainer sink unit with chrome mixer tap over, wall mounted "Ideal Logic Plus" combination boiler, space and plumbing for an automatic washing machine. Composite door to the side with double glazed panel incorporating inset Venetian blind and extractor fan.

### **Lounge**

Under floor heating. Feature inset "Living Flame"electric fire. Wall mounted T.V aerial and hdmi point. Built in shelving units with cupboards below. UPVC double glazed Bi-Fold doors giving access to the rear garden.

### **First Floor Landing**

Radiator, airing cupboard with radiator and shelving, turned staircase rising to the first floor, doors to:-

### **Master Bedroom**

Built in wardrobes with hanging rail and shelving, matching chest of drawers, radiator, UPVC double glazed windows to the front, space for T.V with power and aerial point.

### **En-Suite**

Fully tiled by Porcelanosa, obscure double glazed window to the side, chrome ladder style heated towel rail, shaving point, vanity unit with inset wash hand basin and chrome mixer tap, floating W.C with

concealed cistern, shower enclosure with glass sliding door, mains fed shower with rain shower head and separate attachment. Extractor fan.

### **Bedroom Three**

UPVC double glazed window to the rear, wall mounted T.V aerial point. Built in wardrobes with shelving, hanging and drawer space.

### **Bathroom**

Fully tiled with Porcelanosa tiles. Vanity unit with inset wash hand basin, floating W.C with concealed cistern, square edge panel bath with central chrome mixer tap and shower attachment over. UPVC double glazed obscure window to the rear. Ladder style radiator, shaving point and extractor fan.

### **Second Floor Landing**

Double glazed Velux window.

### **Bedroom Two**

Built in wardrobe, radiator, hatch giving access to the loft, wall mounted T.V aerial point, double glazed Velux window, door to:-

### **W.C.**

Vanity unit with inset wash hand basin and chrome mixer tap over. Floating W.C with concealed cistern, ladder style radiator, shaving point, extractor fan, Tiling to the floor and splashback areas by Porcelanosa.

### **Rear Garden**

Mainly laid to lawn with paved patio seating area and feature composite decking, bound on two sides with timber fencing and brick wall to the third, timber gate gives access to the side of the property. Outdoor electrical point, cold water tap and lighting.

### **Garage**

19'8" x 11'9" (6m x 3.6m)

With roller shutter electric door. Electric "Rolec" vehicle charging point, hatch giving access to loft space.

### **Additional Information**

Property Features:

- With underfloor heating to the ground floor.
- Porcelanosa tiling to all bathrooms
- Designer kitchen and bathroom
- Bi-fold doors to the rear garden
- Built-in wardrobes to all rooms
- Electrical car charging port in the garage
- The property benefits from the remainder of the new build warranty, which expires in January 2030.

Services:

Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, Three and Vodafone being rated 'Good outdoor' coverage and O2 being 'Good outdoor, variable in-home' coverage.

Flood Risk:

This location is in a low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Council Tax:

Stratford-on-Avon District Council- F

Tenure:

The property is freehold. Vacant possession will be given upon completion of the sale.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

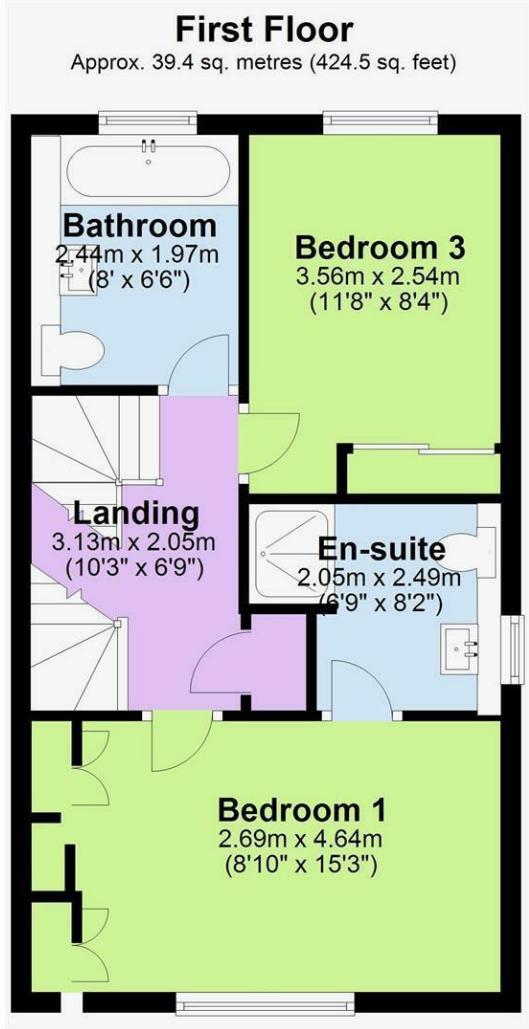
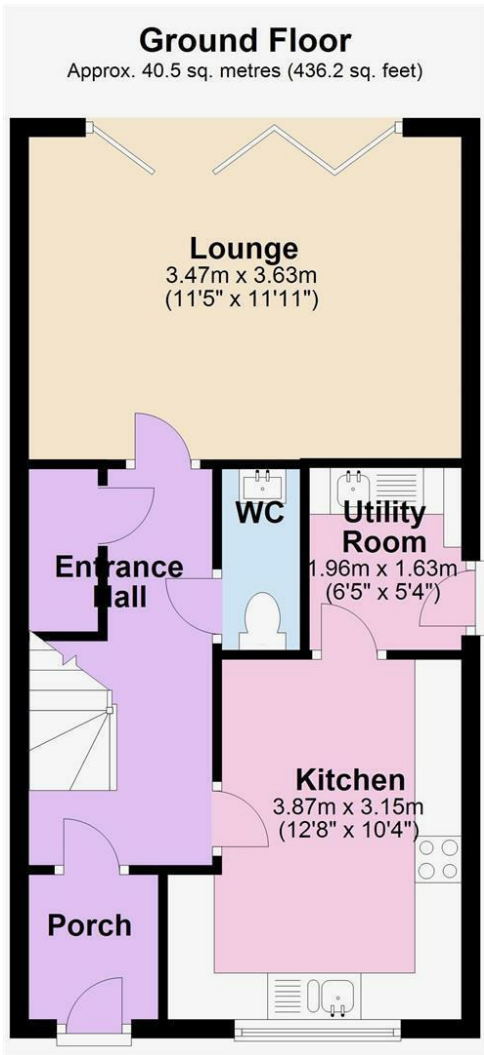
Viewing:

Strictly by prior appointment with John Earle (01564 794343).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

