



# The Green, Tanworth in Arden

Guide Price £995,000





## PROPERTY OVERVIEW

A rare opportunity to acquire this well maintained 17th Century Grade II Listed home in the heart of Tanworth-in-Arden. Having character features such as exposed timber beams, an inglenook fireplace, a cellar and a beautiful elevated garden / sitting room with French doors onto a balcony overlooking the the large South facing rear garden. The property offers a wealth of period charm and features that you would expect with the added benefit of secure off road parking and a double garage. In summary the property provides potential purchasers with:- entrance hallway, large dual aspect living room with inglenook fireplace, dining room, breakfast kitchen, cellar / utility room, elevated garden/sitting room, four bedrooms (1 x en-suite), family bathroom and a useful attic room / storage space.

Outside the property has a beautiful large South facing rear garden which has been landscaped with mature shrubs and trees, patio area, storage shed, greenhouse, detached double garage with electric up & over door and electric gates providing access to secure off road parking.

Due to this property being unique and desirable, viewing is highly recommended and by appointment only with Xact on 01564 777 284



#### 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: G

Tenure: Freehold

- Grade II Listed 17th Century Family Home
- Located in the Centre of Tanworth-in-Arden
- Living Room, Dining Room & Elevated Garden / Sitting Room
- Four Bedrooms (1 x En-Suite)
- Beautiful South Facing Garden
- Secure Off Road Parking & Double Garage
- Well Maintained Throughout
- Closed Onward Chain
- Due To This Property Being Unique & Desirable, Viewing Is Highly Recommended





## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

25' 0" x 11' 8" (7.61m x 3.55m)

## **DINING ROOM**

15' 11" x 10' 8" (4.85m x 3.24m)

## **GARDEN/SITTING ROOM**

11' 9" x 9' 5" (3.59m x 2.86m)

## **BALCONY**

## **BREAKFAST KITCHEN**

17' 5" x 13' 0" (5.31m x 3.96m)

## **CELLAR/UTILITY ROOM**

9' 7" x 7' 10" (2.93m x 2.40m)

## **FIRST FLOOR**

## **BEDROOM ONE**

16' 9" x 13' 3" (5.11m x 4.03m)

## **DRESSING AREA**

## **ENSUITE**

11' 6" x 4' 9" (3.51m x 1.44m)

## **BEDROOM TWO**

16' 2" x 10' 10" (4.92m x 3.30m)

## **BEDROOM THREE**

11' 5" x 9' 2" (3.49m x 2.80m)

**BEDROOM FOUR**

14' 1" x 6' 2" (4.28m x 1.88m)

**BATHROOM**

10' 7" x 6' 9" (3.22m x 2.07m)

**MEZZANINE GARDEN/SITTING ROOM****OUTSIDE THE PROPERTY****DOUBLE GARAGE**

19' 4" x 17' 9" (5.90m x 5.41m)

**LARGE LANDSCAPED GARDEN****PATIO AREA****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, garden shed, greenhouse, electric garage door, all carpets, blinds and light fittings, electric gates and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Loft spaces - boarded.



#### **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.





CELLAR

GROUND FLOOR

1ST FLOOR

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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