



Broad Lane, Tanworth-in-Arden, Solihull, B94 5HX

GUIDE PRICE £475,000

**Hawkins & Patterson**  
ESTATE AGENTS

-  Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757
-  [sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)  
[www.hawkinspatterson.com](http://www.hawkinspatterson.com)
-  110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS

## Broad Lane, Tanworth-in-Arden, Solihull, B94 5HX

A beautifully presented larger style semi detached home with a large rear garden and situated in a the very sought after Tanworth-in-Arden.

A beautifully presented, larger style semi detached home situated on the enviable Broad Lane, in Tanworth-in-Arden. Tanworth-in-Arden is a very desirable village surrounded by the rolling countryside of Warwickshire, yet it is only a short distance from neighbouring Henley-In-Arden, Stratford upon Avon and Solihull. The village contains a good range of amenities including local inn and picturesque parish church. In addition, Tanworth-in-Arden boasts a nursery and junior and infant school, GP surgery as well as the renowned Ladbroke Park Golf Club There is an abundance of countryside to explore and many walking routes to choose from. There is easy access to Birmingham City Centre by car, train or bus in a little under 35 minutes, or Solihull is only 8 miles away and also easily accessible. Excellent transport links include the M42 and M40, Birmingham Airport and the National Exhibition Centre. In addition, there are excellent railway links, with Wood End Train Station close by offering links to London.

The property offers fantastic scope for extensions (STPP). The property stands well back behind the road behind a double driveway and lawn to side, Access is gained via canopy porch and double glazed door leading to;

### WELCOMING ENTRANCE HALL

Frosted double glazed windows to front, tube radiator, stairs to first floor, Herringbone style vinyl flooring and doors to:

### GUEST WC

Herringbone style vinyl flooring, refitted white WC, wash basin, feature wall paper and sage coloured panelling.





## LIVING ROOM

Herringbone style vinyl flooring, Feature Portway fireplace with recessed log burner, tiled hearth and oak mantle over. Double glazed sliding patio doors to the rear garden radiator, built in tv cabinet with shelving over and storage beneath, part glazed sliding doors to;

## DINING ROOM

Double glazed bay window to front, Herringbone style vinyl flooring and tube radiator.

## UTILITY/ KITCHEN STORAGE

Double glazed window overlooking the rear garden, fitted base units, one housing the plumbing for washing machine.

## KITCHEN

A range of matching base, wall and drawer units, roll top worktops, sink drainer unit, built in electric oven, four ring hob and extractor over, plumbing and space for dishwasher, American style fridge/ freezer (maybe available via separate negotiation). Double glazed door to side entry, wine cooler, sink drainer unit, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Large loft hatch, window to side and doors to:

## BEDROOM ONE

Double glazed walkin bay window to front and radiator.





## BEDROOM TWO

Double glazed window to rear and radiator.

## BEDROOM THREE

Another double bedroom with double glazed window to front, radiator, storage into the eaves space and double glazed window to rear.

## REFITTED SHOWER ROOM

Obscured double glazed window to rear, chromed heated towel rail, PVC shower cladding, wall mounted vanity unit with drawers and wash basin, double cubicle with thermostatic shower with rain head and separate spray attachment.

## SEPARATE WC

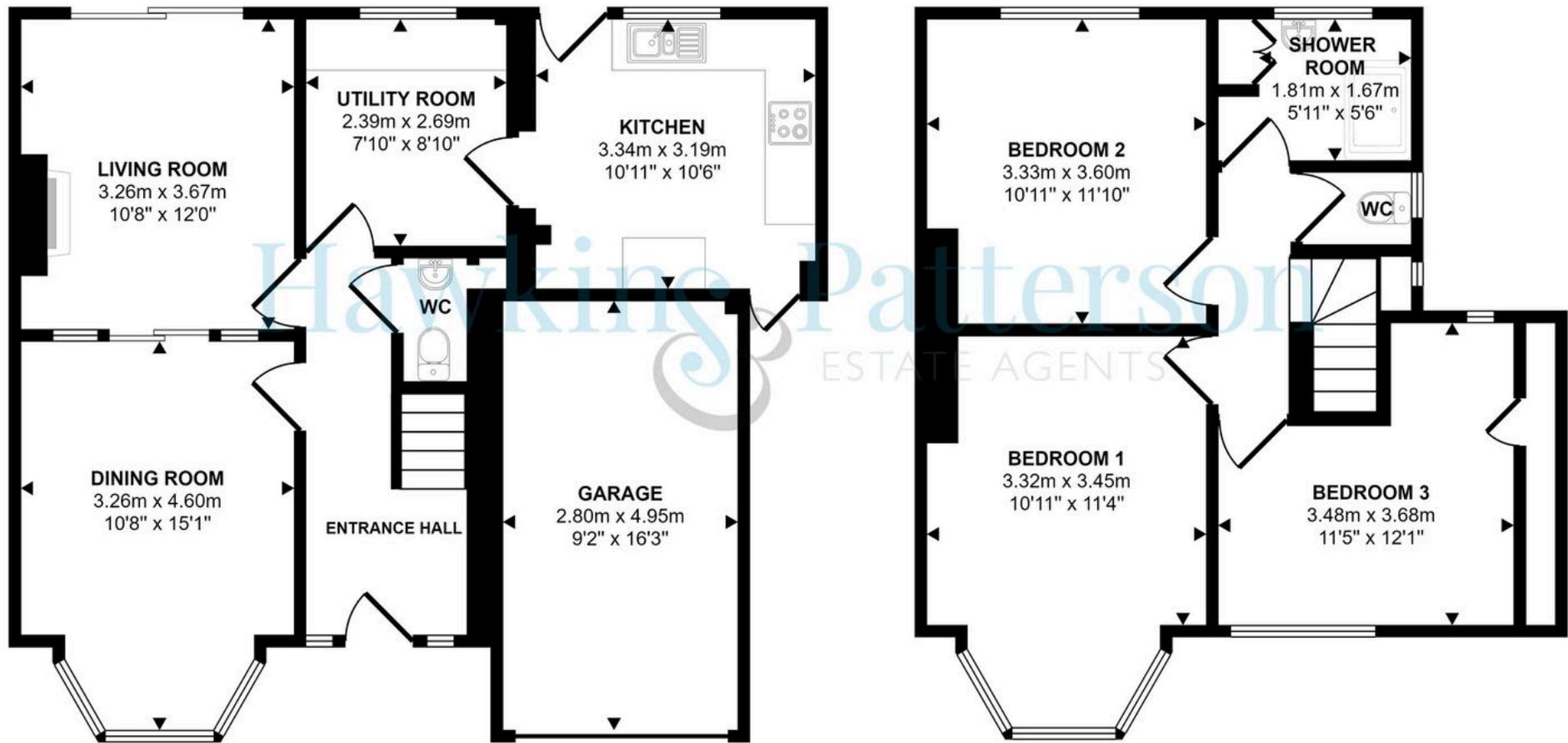
White WC and obscured double glazed window to side.

## GARAGE

Up and over garage door, light and power.



Approx Gross Internal Area  
120 sq m / 1291 sq ft



Ground Floor  
Approx 70 sq m / 755 sq ft

First Floor  
Approx 50 sq m / 536 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.