



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

£725,000

**Hawkins & Patterson**  
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110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS



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

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 & Danzey Green Train Station close by offering links to London.

The property stands back from the road behind a full width re-laid driveway with parking for numerous vehicles, access is gained via a double glazed door leading to an enclosed porch with further double glazed door to;

### WELCOMING ENTRANCE HALL

Laminate flooring, Oak staircase off to the first floor, opening through to the open plan living area and door to;

### ATTRACTIVE LOUNGE

Double glazed bay window to front, chimney breast with display fireplace, Oak mantle and wood slice recess above.

### OPEN PLAN LIVING AREA

Laminate flooring throughout, LED downlights, display oak fireplace with negotiable log burner. tiled inset and hearth. Double glazed sliding patio doors to rear garden, double glazed velux windows, door to utility and opening through to;







## SUPERB KITCHEN BREAKFAST ROOM

An extensive range of matching base wall and drawer units, granite worktops incorporating a one and a half 'Frankie' sink drainer unit with mixer tap. Integrated appliance including tall fridge and separate tall freezer, dishwasher, microwave, self cleaning double convection ovens, wine cooler, five ring gas hob and extractor over, LED downlights, double glazed, Bi-fold doors to the patio, double glazed door to side passage.

## UTILITY ROOM

Tiled floor, fitted base and wall units, sink drainer, tiled splashbacks, space and plumbing for washing machine and tumble dryer with worktop over. Door to garage and WC, clever recess for cleaning equipment and ironing board. Vertical tube radiator and LED downlights.

## WC

Modern white suite, WC, wash basin with vanity unit beneath, double glazed window to side, LED downlights and tiled floor.

## GARAGE

Electric roller shutter garage door, light and power points.









## FIRST FLOOR GALLERY LANDING

Vertical tube radiator, double glazed window to side, stairs off to the second floor, understairs study area and doors to:

## BEDROOM TWO

Two double glazed windows to front and two radiators.

## BEDROOM THREE

Double glazed bay window to front, laminate flooring and radiator.

## BEDROOM FOUR

Double glazed window to rear and radiator

## BEDROOM FIVE

Double glazed window to rear, laminate flooring and radiator.

## FAMILY BATHROOM

Modern white suite with WC, wall mounted vanity unit and wash basin, panelled bath, chromed heated towel rail, frosted double glazed window to rear, wall mounted tall vanity cupboard, double shower cubicle with thermostatic shower, LED downlights and extractor.

## SECOND FLOOR

Access via the stairs from the first floor landing, LED downlights and door to;

## MASTER BEDROOM

Double glazed window to rear, LED downlights, radiator and door to the loft storage and door to;

## DRESSING AREA

Shoe storage cupboard into the eaves, space for wardrobe, LED downlights and sliding door to;

## ENSUITE BATHROOM

LED downlights, extractor fan, modern white suite, WC, wall mounted drawer unit and wash basin, panelled bath with mixer tap and thermostatic shower over, feature porcelain tiled splashbacks and LVT bathroom flooring.

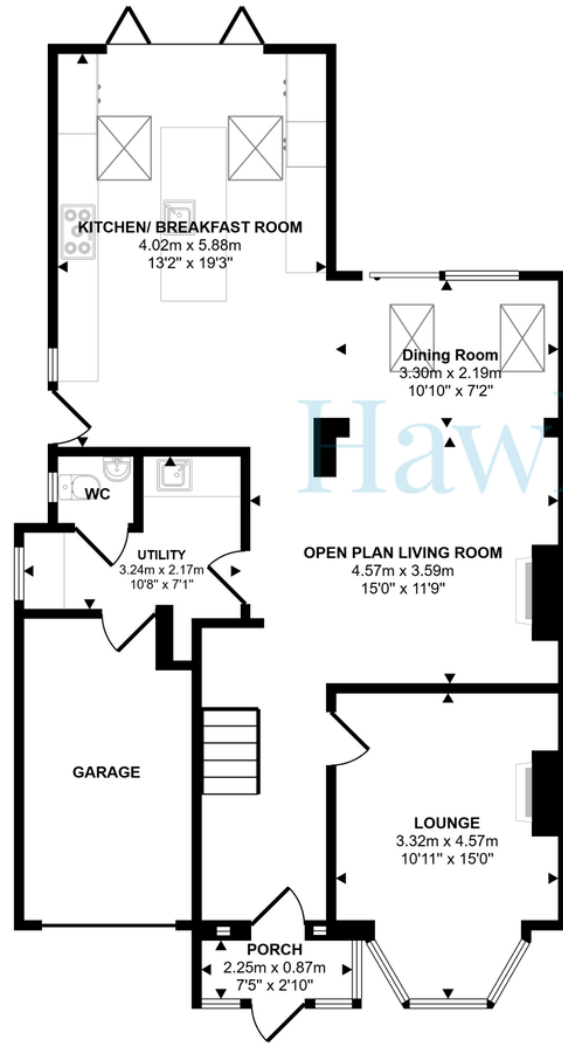




## REAR GARDEN

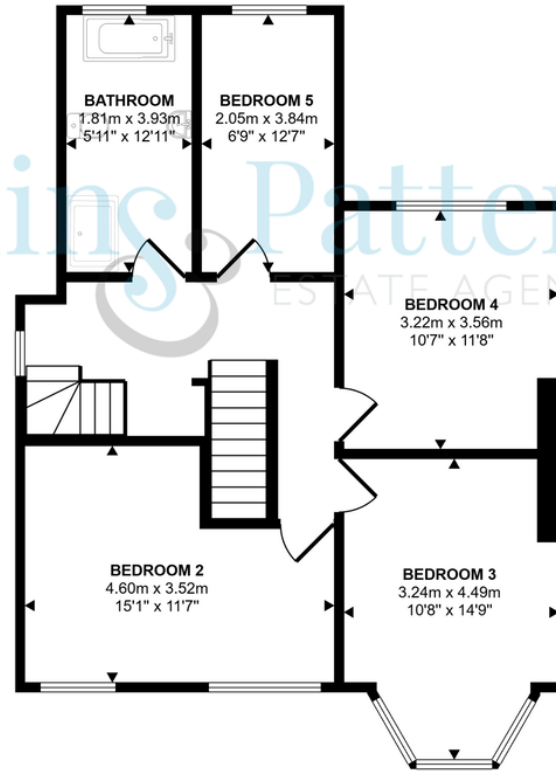
A beautiful large rear garden which is completely private to rear with a tree lined background. Re-laid Porcelain paved patio with external power and light. Extensive laid lawn with flower and shubbery borders, gated side passage, hedged and fenced boundaries, childrens play area to rear and picket fencing with garden shed beyond.

Approx Gross Internal Area  
189 sq m / 2036 sq ft

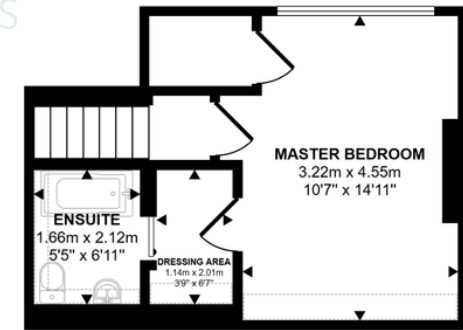


Ground Floor  
Approx 92 sq m / 994 sq ft

Denotes head height below 1.5m



First Floor  
Approx 70 sq m / 750 sq ft



Second Floor  
Approx 27 sq m / 293 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.