



AP MORGAN

Arden Leys, Tanworth-in-Arden
Asking Price £799,950

Features:

- Beautiful Four Bedroom Detached Home
- Landscaped Rear Garden with Scenic Views
- Quiet Semi-Rural Setting Close to Solihull
- Bright, Spacious, Fully Fitted Kitchen
- Separate Dining Room & Spacious Conservatory
- Two Bedrooms with Private En-Suites
- Double Garage with Fully Boarded Loft Space
- Excellent Local School Catchment Nearby

Description:

Space to breathe, room to grow.

Tucked away in the quiet, semi-rural charm of Tanworth-in-Arden, this beautiful four-bedroom detached home has been renovated throughout and sits on a landscaped plot with genuinely scenic views. It's the kind of property that gives you the peace of village life while keeping Solihull town centre, the train station at Wood End, and a great choice of local schools well within reach. Four bedrooms, three bathrooms, a double garage with loft space, and a garden built for long summer evenings. It ticks every box, and then some.

We asked them what made them buy it...

"Seeing the garden for the first time was the moment we knew. It was so large and so peaceful, we couldn't quite believe it. And yet we were still close to Solihull town centre, which felt like the best of both worlds."

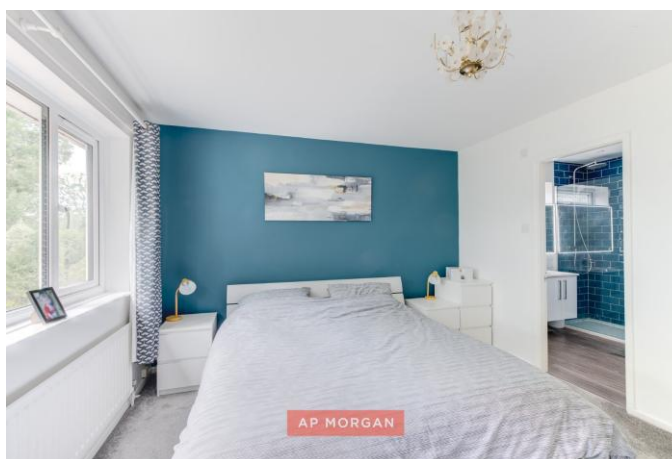
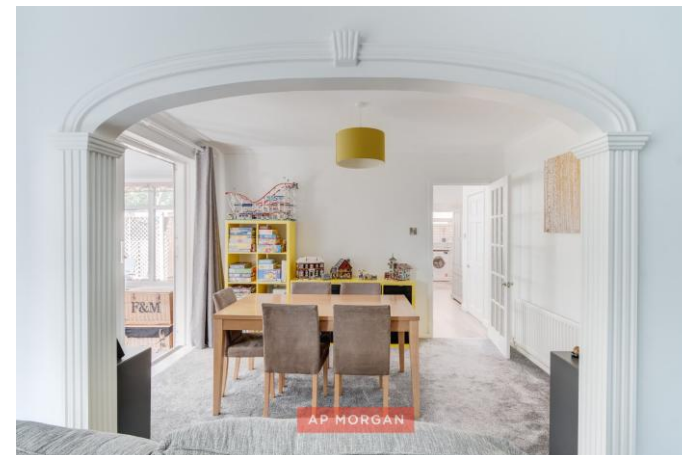
What about the house itself?

"We've renovated throughout, top to bottom, but if you ask us our favourite part of the house, it's the kitchen without question. It's bright, it's spacious, and it's become the heart of everything we do here."

Our agents say...

Honestly, this is a home that rewards a proper look round. The fully fitted kitchen has ample storage and flows beautifully into a separate dining room, perfect for everything from quick weekday breakfasts to long Sunday lunches. Fancy more space to unwind? The conservatory gives you a sunlit spot to relax in whatever the weather's doing outside.

Upstairs, the bedrooms are a genuinely great size, and with two en-suites on offer, mornings won't mean queuing for the bathroom. The double garage is a real bonus too, whether you need parking, storage, or a work-from-home space, and with a fully boarded loft above it, there's scope to expand further if you ever need to.



Add in the semi-rural setting, the nearby shops and amenities, and a catchment that includes Tanworth-in-Arden CofE Primary School and Henley in Arden School, and you've got a location that works as hard as the house does. Homes like this in Tanworth-in-Arden don't come round often. Get in touch with AP Morgan today to arrange your viewing.

Details:

Porch

Hall

Living Room 22'4" x 13'5" (6.8m x 4.1m)

Dining Room 12'5" x 10' (3.78m x 3.05m)

Kitchen 19'9" x 7'10" (6.02m x 2.4m)

Utility Room 10'4" x 7'6" (3.15m x 2.29m)

Conservatory 14'1" x 12'2" (4.3m x 3.7m)

Downstairs WC 5'7" x 5' (1.7m x 1.52m)

Landing

Principal Bedroom 14'3" x 11'6" (4.34m x 3.5m)

Ensuite 7'10" x 5'11" (2.4m x 1.8m)

Bedroom 2 12'8" x 8'8" (3.86m x 2.64m)

Ensuite 7'7" x 4'10" (2.3m x 1.47m)

Bedroom 3 13'1" x 9'6" (4m x 2.9m) Both Max

Bedroom 4 10'6" x 8' (3.2m x 2.44m)

Bathroom 5'7" x 4'11" (1.7m x 1.5m)

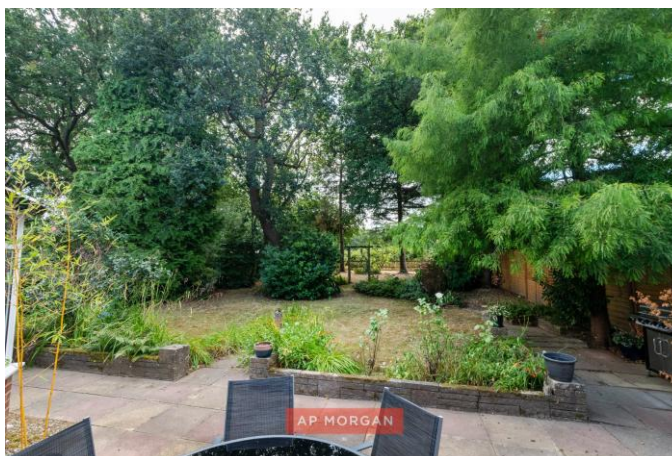
Garage 19'8" x 18'1" (6m x 5.5m) TBC

EPC Rating: C

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

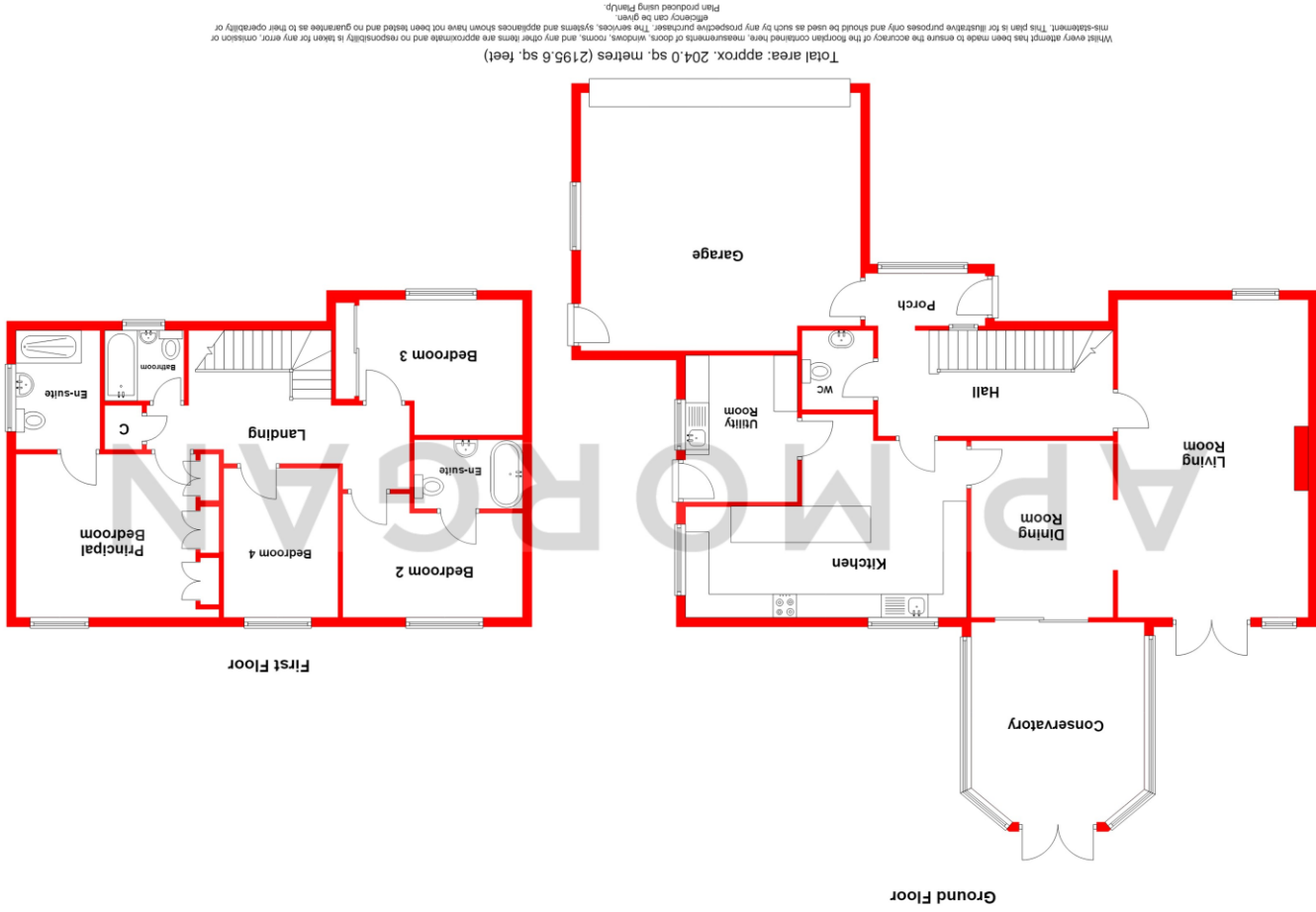
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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