

Horton & Storey



Penn Lane, Tanworth In Arden,

Property Features

- Executive Detached Family Home
- Four En Suite Bedrooms
- Master Suite with En-suite
- Village Location
- Large Plot
- Parking For Several Cars
- Luxury Kitchen
- NO CHAIN

Full Description

LOCATION

Tanworth-in-Arden is an extremely sought after village. The village is well placed for access to Henley-in-Arden, Solihull, Stratford-upon-Avon, Hockley Heath, and Redditch . In addition the M42 and M40 provide fast links onto the M5, M6 and M1, whilst the NEC and Birmingham International Airport are a short drive.

APPROACH

Via private gates leading to an established frontage with a long tree lined drive way and a vast lawn.

ENTRANCE HALL/DINING AREA

A welcoming reception area that has previously been used for a dining room with oak flooring, stairs to the first floor landing, an opening to the kitchen, doors to cupboards, door to family room and bedroom five.

OPEN PLAN LOUNGE/DINER 31' 4" x 23' 11" (9.57m x 7.29m)

A large open plan lounge, dining room at the hub of the home. It has double glazed sliding patio doors to the rear and bi-fold doors to the side of the room opening onto the patio and covered outdoor entertainment area. As well as the lounge and dining room there is also an area that can be used as a sitting area/drawing room. The current vendors had also previously used it for a library. Double glazed windows to the front elevation and a central heating radiator.

DINING KITCHEN 9' 6" x 20' 6" (2.91m x 6.25m)

The recently installed Nolte kitchen comes complete with high specification Miele appliances such as a dishwasher, integrated oven, hob with extractor. Space for fridge/freezer and plumbing for a washing machine. There is a double glazed door leading to the large patio area underfloor heating and marble tiles.

TV/FAMILY ROOM 15' 7" x 16' 7" (4.76m x 5.08m)

A cosy family room which is a favourite feature for the current vendor benefits for a wood burning fire with a large wood stock outside, wine rack and double glazed windows to the side elevation.



BEDROOM FIVE 14' 4" x 15' 7" (4.39m x 4.76m)

Currently being used as a home office. This is a large double bedroom with a large range of fitted wardrobes, double glazed window to the front elevation and a door leading to the En suite/Utility Room

ENSUITE

Currently being used as a utility room with a washing machine, dryer and wc. Plumbing for a bathroom suite.

BEDROOM TWO 11' 5" x 15' 8" (3.48m x 4.78m)

Double glazed window to the front elevation, a range of fitted drawers and wardrobes. Central heating radiator.

BEDROOM SIX 11' 4" x 11' 8" (3.47m x 3.57m)

Double glazed window to the rear elevation, a range of fitted and wardrobes. Central heating radiator.

BATHROOM

The suite comprises of a large bath with shower over, sink with mixer tap, low level flush wc, heated towel rail and an obscure double glazed window.

BEDROOM SEVEN 7' 2" x 7' 11" (2.20m x 2.43m)

Being used currently as a dressing room

LANDING

MASTER BEDROOM SUITE 23' 11" x 24' 8" (7.30m x 7.52m)

Being a superb large spacious bedroom with views over the rear garden and golf course, vaulted ceiling with four Velux roof lights central heating radiator, doors to the dressing room and luxury en suite

LUXURY EN SUITE

Being fully tiled, having a large walk in double shower cubicle with power shower, low flush wc, vanity wash basin with drawers beneath, vanity mirror over, heated towel rail, tiled floor, and a free standing luxury Jacuzzi bath, again enjoying views over the rear garden.

WALK IN WARDROBE 7' 4" x 21' 4" (2.26m x 6.51m)

BEDROOM THREE 10' 0" x 12' 11" (3.06m x 3.94m)

Double glazed window to the front elevation and a door leading to the en suite

ENSUITE

Suite comprises of a panelled bath, sink and a wc.



BEDROOM FOUR 10' 1" x 16' 0" (3.08m x 4.90m)

Double glazed window to the rear elevation and a door leading to the ensuite

ENSUITE

Walk in shower cubicle, sink and a wc.

GARAGE 15' 10" x 21' 3" (4.83m x 6.48m)

SOLAR PANELS

Please note that the property has Japanese Sanyo Solar panels that are fully paid for. This generates a tax free income of circa £1300 a year and will do so for the next 18 years approximately. This was put in at a time of higher feed in tariff regime and brings in 41.7p per unit.

GARDENS

The vast grounds consist of a long frontage with a tree lined stretching driveway that has parking for several cars. The rear garden backs on to the prestigious Ladbroke Park Golf Club, side garden with a pond, a stream running down the side of the boundary, a kitchen garden and chicken coop.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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