





'Woodrush' is a tastefully decorated and well presented three bedroom detached family home situated in a sought after lane in Tanworth in Arden. The property offers bright and spacious accommodation together with plenty of outside space, and is ideally placed for those families who prefer a semi-rural lifestyle but with easy access to rail and road networks for easy commuting.

This lovely home would also be suitable for those looking for one level living as the downstairs accommodation has flexible spaces, and currently has a ground floor bathroom, so ideal for those less mobile. We highly recommend an internal inspection to fully appreciate this bright and comfortable home.

In brief the property comprises:-

**APPROACH** The property is set back from the road offering lots of parking for several cars. There is a pretty lawned area with herbaceous shrub and flower beds and mature trees.

#### **ENCLOSED PORCH**

**HALLWAY** A welcoming hallway with useful built in storage, stairs to first floor accommodation and doors through to :-

**LIVING ROOM** Situated to the rear of the property so offers lovely views of the rear garden, with feature fireplace with inset electric fan fire and marble surround and hearth, patio doors giving access to the garden terrace.

**DINING ROOM** Another bright and airy room with patio doors leading out into the rear garden.

**BREAKFAST KITCHEN** Fitted with a range of modern eye and base level units and soft close drawers with complimentary work surfaces over, stainless steel sink and drainer with mixer tap over, Siemens induction hob with extractor over, inset Siemens electric oven and grill, space for upright fridge freezer, space and plumbing for washing machine, window overlooking the front garden and door to boot room. There is ample room for a breakfast table and chairs.





**HOME OFFICE / STUDY** A flexible room currently being used as a home office by the current owners, but equally this room could be utilised as a ground floor bedroom as it's situated close to the bathroom

**DOWNSTAIRS BATHROOM** Being full tiled and with window to front elevation, fitted with a white suite comprising low flush WC, vanity wash basin and panelled bath with hand held shower attachment.

**SIDE BOOT ROOM** Situated next to the fitted kitchen, this narrow room runs from the front driveway all the way through to the back of the property. A useful space for storage and for hanging outerwear as well as washing of muddy paws and wellies.

**ON THE FIRST FLOOR** The landing provides access to the loft space and useful built-in linen store where you will find the boiler and hot water cylinder.

**DUAL ASPECT MAIN BEDROOM** A generous main bedroom with windows to both front and rear elevations and fitted with a range of bedroom furniture. Door to:-

**EN SUITE SHOWR ROOM** Being fully tiled and fitted with a white suite comprising, low flush WC, vanity wash basin, shower cubicle with mains fed shower and extractor fan.

**BEDROOM** A bright double bedroom with window overlooking the rear garden and with a range of built-in bedroom furniture.

**BEDROOM** Another dual aspect double bedroom with windows to both side and rear elevations and with built in fitted furniture.



**SHOWER ROOM** A fully tiled shower room fitted with a white suite comprising low flush WC and wash basin inset into a storage unit, shower cubicle with mains fed shower, extractor fan and with obscure window to front elevation.

**TANDEM GARAGE** With light and power and up and over garage door also with pedestrian door to the rear garden.

**PRIVATE REAR GARDEN** A mature and private rear garden surrounded by established planting, shrubs and trees making this a haven for wildlife and a tranquil place to sit and enjoy the outside space. A good size paved terrace sit directly to the rear of the property so ideal for al fresco dining for family and visiting friends, a lawned area for family play and an additional corner seating area with a canopy of trees for cool and shady seating. The rear garden has side access to the front driveway which is also useful to hide away refuse and recycling bins.

#### ADDITIONAL INFORMATION

**TENURE: FREEHOLD** Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band F

**ENERGY PERFORMANCE CERTIFICATE RATING: TBC** We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







EPC graph to follow

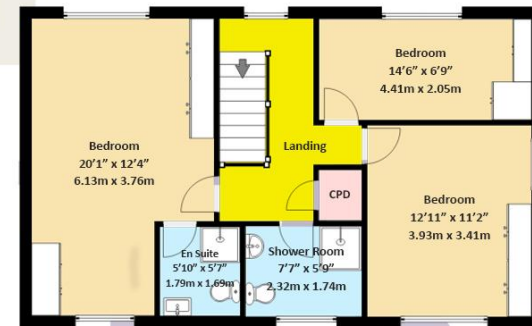


Internal Living Area 1,748 square feet / 162.38 square metres  
Plus Garage 261 square feet / 24.21 square metres

Ground Floor



First Floor



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