



11 Arden Leys, Tanworth in Arden  
B94 5JE

Guide Price  
£775,000



This attractive detached family home offers the perfect blend of modern living and tranquil countryside surroundings. Boasting four well-proportioned bedrooms, an en suite to the main bedroom, and a spacious, light-filled open plan living, dining, and family area overlooking the garden, this property is a true haven for family life. With a separate utility room, downstairs cloakroom, and a double garage with driveway parking, it provides both practicality and comfort in an idyllic setting. The well-cared-for rear garden enjoys a delightful southerly aspect, ideal for outdoor entertaining and relaxing in privacy. This superb residence must be viewed internally to fully appreciate its bright and spacious accommodation.

Tanworth-in-Arden is a popular and sought after location, surrounded by beautiful open countryside, offering residents a serene lifestyle while still being conveniently located for access to nearby towns and amenities. The community is enriched by excellent schools, nearby shops, and traditional pubs, alongside scenic walking routes that showcase the stunning Warwickshire landscape. Commuters benefit from easy transport links to Birmingham and Stratford-upon-Avon, making this a highly sought-after location for families and professionals alike.

Upon entering the property, you are welcomed into a spacious hallway that leads seamlessly to the modern open plan living space. This bright and airy room merges the living, dining, and family areas into one flexible space, designed for both relaxing evenings and lively gatherings. Large windows create a strong connection to the southerly facing garden, flooding the area with natural light and framing picturesque views of the established greenery outside.

The kitchen is a modern and functional space, featuring grey fronted fitted units and ample workspace. It incorporates a well-appointed breakfast area, perfect for casual dining or a quick morning coffee. Adjacent to the kitchen is a separate utility room, offering additional storage and laundry facilities, which enhances the practical layout of the home. A convenient downstairs cloakroom adds further convenience for residents and guests.





Upstairs, the property boasts four generously sized bedrooms, each offering comfortable accommodation and plenty of natural light. The main bedroom benefits from an en suite bathroom, providing convenience and practicality. The fully tiled family bathroom is thoughtfully designed with a luxurious Jacuzzi bath, making it an inviting space to unwind after a busy day.

Outside, the well-maintained rear garden is a standout feature, offering a peaceful retreat with its southerly aspect ensuring sunshine throughout the day. The garden's mature plants and shrubs add to the sense of privacy and tranquility, making it the perfect spot for outdoor dining, gardening, or simply enjoying the fresh air. The property also includes a double garage and driveway parking, delivering ample space for vehicles and storage.

This wonderful detached home in Tanworth-in-Arden perfectly combines bright and airy living spaces alongside practicality. Its generous accommodation, beautiful garden, and idyllic setting make it an ideal family residence. Viewing is highly recommended to truly appreciate all this charming property has to offer.



## 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 G

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

**VIEWING:** By appointment only

**FIXTURES AND FITTINGS:** Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

**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.







**11 Arden Leys, Tanworth in Arden**  
**Main House Area 1792.45 square feet**  
**Garage Area 257.25 square feet**  
**Total Area 2049.70 square feet**



**Ground Floor**

**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	70	76
England, Scotland & Wales		

EU Directive 2002/91/EC

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