





3 Bell Field is a spacious five-bedroom end of terrace house, perfectly suited for a growing family seeking generous and flexible living in a highly sought-after location. Set on a larger than average plot, this great family home offers two well-proportioned reception rooms, a family dining kitchen, and a private rear garden, all complemented by ample driveway parking for multiple vehicles. With the added benefit of no onward chain, this property presents an excellent opportunity to move into a charming village residence with plenty of space both inside and out.

Located in the picturesque and much-desired village of Tanworth-in-Arden, residents enjoy a vibrant community atmosphere alongside easy access to village amenities, village church, local pub, and scenic green spaces. This village is renowned for its tranquil setting, yet remains well-connected to nearby towns and excellent schooling options, making it ideal for family living.

Upon entering the property, you are welcomed into a spacious hallway leading to two versatile reception rooms, perfect for both relaxing and entertaining. The generous family dining kitchen offers ample space for preparing meals and enjoying family dining, complete with a practical utility room close-by. Downstairs also benefits from a convenient ground floor shower room, ideal for busy mornings or guest use.

On the first floor, the accommodation continues to impress with five bedrooms, including a main bedroom boasting en suite facilities for privacy and convenience, and a walk in wardrobe. There is also a further family bathroom to serve the remaining bedrooms, ensuring comfort for all household members.

The larger than average plot enhances the home's appeal, providing plenty of outdoor space for children to play safely, as well as a private rear garden that offers a tranquil retreat after a busy day.





This lovely home's combination of generous, adaptable living spaces alongside its prime location in Tanworth-in-Arden makes it a remarkable opportunity. The larger than average plot, with extensive driveway parking, adds to the practicality and enjoyment of everyday life here. With no chain, 3 Bell Field is ready for you to move in, and start making lasting memories in this wonderful village community.

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 D



ENERGY PERFORMANCE CERTIFICATE RATING: D 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.







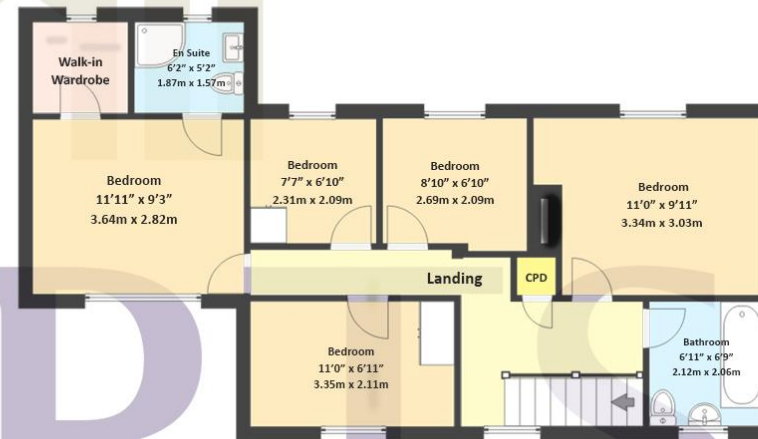


Internal Living Area 1,311 square feet / 121.75 square metres

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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