



*'Driftwood', Broad Lane, Tanworth-In-Arden, Solihull, B94 5HX*

- Four Bedroomed Detached
- Impressive Breakfast Kitchen
- Large Open Plan Lounge/Dining Room
- Sitting/Family Room
- Laundry Utility
- Cloaks/Shower Room
- Deep Driveway & Wide Garage
- Delightful Garden & Patio

***Purchase Price £650,000***



To view this property contact Hunters at 1634 High Street, Knowle, B93 0JU  
Email: [knowle@huntersgroup.co.uk](mailto:knowle@huntersgroup.co.uk)

 **01564 770707**



#### ACCOMMODATION

This substantially improved, extended and modernised four bedroomed detached home enjoys surprisingly well proportioned and well specified accommodation which really can only be fully appreciated by viewing internally. The property stands well back from the road behind a deep block paved driveway and double width garage and has a delightful lawned garden with decked patio to the rear. The freehold accommodation is double glazed, gas centrally heated and, with impressive kitchen and bathroom, is well decorated and presented throughout. The four bedrooms are complimented by a large ground floor with a sitting room, large open plan lounge and dining room, impressive breakfast kitchen, laundry and cloakroom. The property stands in this very popular and well regarded village which is well known for its Green, historic church and reputable school. The village is surrounded by open greenbelt countryside yet well placed for the A435 which leads to the M42 and in turn the Midlands motorway network, centres of commerce and culture, the NEC, International Airport and railway station. The nearest railway station at Wood End links Stratford-upon-Avon with Shirley and Birmingham Moor Street and provides local commuter services. Solihull town centre is within some 8.3 miles and provides excellent social, leisure and retail facilities.

The accommodation comprises:

**PITCHED CANOPY ENTRANCE** with timber panelled front door with glazed leaded inset.

**ENCLOSED PORCH** with tiled floor and double inner doors to the

**RECEPTION HALL** with display shelving, stairs to the first floor, understairs storage cupboard, burglar alarm control unit and timber framed glass panelled doors to both kitchen and

**LARGE OPEN PLAN LOUNGE/DINING ROOM (REAR)** having a dining area with impressive roof light/lantern surrounded by LED downlighters with wide bi-fold sliding patio doors with side screens overlooking the garden and opening to the decked patio with access to the kitchen and the

living area which has a feature full height exposed brick chimney breast with raised slate hearth, fitted living flame gas fire with timber mantle above, display shelved alcove and two part glazed timber panelled doors opening to the

**SITTING ROOM/SNUG (FRONT)** 11' 7" x 9' 9" (3.54m x 2.98m) with feature frosted glass screen/artwork to the reception hall and a bow window to the front of the property.

**OPEN PLAN DINING/BREAKFAST KITCHEN** 11' 7" x 11' 4" (3.55m x 3.46m) an impressive and practical open plan room having an Amtico wood panelled effect floor throughout, a breakfast area with table space, door to the laundry and to the

**KITCHEN AREA (REAR)** 16' 2" x 10' 10" (4.95m x 3.31m) an attractive range of cream fronted kitchen units complemented with granite work surfaces and tiling with central island unit incorporating Neff induction hob and De Dietrich filter fan above with built in cupboards, drawers and breakfast bar below, work surfaces incorporating a large sink and bowl with mixer tap with Fisher and Paykel dishwasher, built in De Dietrich oven, grill and microwave, designer radiator, dresser style unit with glazed display cabinets, plate rack, shelving, sliding wicker baskets and broom cupboard, with spotlighting, window to the garden and French doors opening to the patio.

**LAUNDRY/UTILITY** 5' 6" x 4' 5" (1.68m x 1.35m) having storage and appliance space, access to the garage and a tiled floor running through to the

**CLOAKS/SHOWER ROOM** having a white suite with wall mounted corner glass bowl with mixer tap, wc, double shower cubicle with wall mounted thermostatic shower, extractor, chrome towel rail and domed skylight.

The staircase with wooden handrail and balustrade leads from the reception hall to the

**FIRST FLOOR AND LANDING AREA** with window to the front and white

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panelled doors radiating to all rooms.

**BEDROOM ONE (FRONT)** 15' 0" x 10' 6" (4.58m x 3.21m) a good sized main double bedroom having a dual aspect with windows to front and rear, the bedroom having an extensive range of fitted bedroom furniture with a dresser unit with knee recess, drawers and cupboards all built in below the window which overlooks the rear garden, a central bed recess with padded bed head, downlighters above and built in wardrobe units to either side.

**BEDROOM TWO (REAR)** 9' 10" x 10' 8" (3.02m x 3.26m) a good sized second double bedroom with large double built-in wardrobe unit and window to the rear.

**BEDROOM THREE (REAR)** 11' 3" x 10' 9" (3.44m x 3.28m) a third double bedroom with window to the rear, double wardrobe units and an arched alcove incorporating a semi-recessed hand basin with cosmetic mirror and cupboard below.

**BEDROOM FOUR (FRONT)** 7' 11" x 7' 11" (2.42m x 2.43m) having wardrobe over the stairs and window to the front.

**BATHROOM** an impressive modern bathroom, fully tiled and having a white suite, a large walk in shower with glazed shower screens, thermostatic and rainhead shower, wall hung hand basin with mirrored cosmetic cupboard, bath with handrails, mixer tap and shower attachment, wc, designer radiator with inset mirror, spotlighting and glazed window to the side.

**OUTSIDE** The property stands well back from the road, behind a lawned foregarden and block paved driveway providing off-road parking and access to the

**WIDE GARAGE** 16' 11" x 13' 7" (5.17m x 4.15m) having wide timber 'up and over' door, lighting, power and central heating boiler, cold water tap and inner door through to the laundry/utility.

**REAR GARDEN** The property enjoys a delightful rear garden with a split level paved and decked patio area having a cold water tap, electric point, access from kitchen and dining area. The patio adjoins a neat lawn with fenced boundaries, well stocked shrubbed borders and trellised fencing with timber garden and neat conifer hedgerow beyond.

### GENERAL INFORMATION

**VIEWING** Knowle Office – Tel: 01564 770707

**DIRECTIONS** Proceeding west along Broad Lane/B4101 proceeding towards the A435, the property is on the right hand side and is the last but one property before the right hand turning to Rushbrook Lane.

**EPC** E 46 / 67

**TENURE** The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

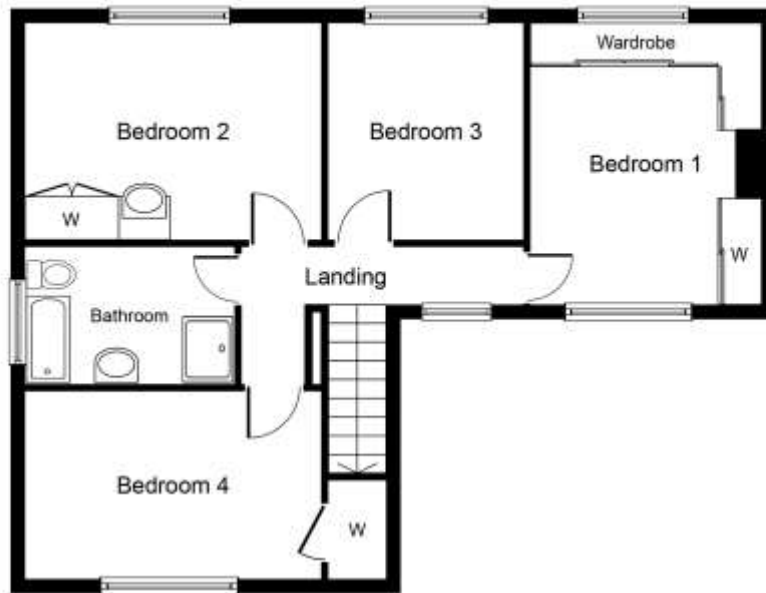
**SURVEY** Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

**CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**CONVEYANCING** Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

**AGENTS OPINION** These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

**FUNDING** Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.



**First Floor**



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**DESCRIPTION**

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

**AGENTS NOTE**

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

