



DM&Co.
— SALES & LETTINGS —

4 Doctors Close Tanworth In Arden, B94 5AY

A deceptively spacious mid terrace property arranged over three floors which has been refurbished and improved to a high specification. Enviably located in the heart of the sought after village of Tanworth in Arden, this property offers flexible living within this gated development of just three homes.



DETAILS

As you enter the property you are greeted by a welcoming hallway with solid wood Italian flooring, leading to the right, you access a bright lounge again with Italian solid wood flooring with bay window which has doors leading to the large kitchen/diner. The kitchen/diner has been remodelled providing excellent social and entertaining space. For the culinary genius the luxury Keller Kitchen has a kitchen island with granite top and array of storage and Siemens integrated appliances. There are French doors leading from the kitchen diner to the attractive garden.

Taking the stairs to the next level you have two good size double bedrooms with fitted wardrobes including one with a large en-suite with bath and shower and a family bathroom.

On the top floor there is a stunning master suite with large Velux windows taking in the country views, large walk in wardrobe and a recently refurbished en-suite completed to a very high standard with under floor heating and Porcelanosa tiling. This property is immaculately presented and completed to a very high standard with great care and attention by its current owners and offers ample storage and flexible living space.



OUTSIDE

The property is entered via a gated development offering two private parking spaces and a single garage. The property has a side passage and pretty/attractive private landscaped garden ideal for pottering or relaxing with a glass of wine whilst listening to the calming water feature.

VIEWINGS

At short notice with DM & Co. Homes on 01564 777314 or by email sales@dmandcohomes.co.uk



GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Stratford on Avon District Council.

Council Tax Band: G.



OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



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.

FEATURES

- Immaculately Presented Three Storey Mid Terrace House
- Sought After Village Location
- Lounge & Modern Open Plan Kitchen/Diner
- Three Double Bedrooms
- Stunning Master Suite With Country Views
- Two En-suites And Guest Cloakroom
- Private Gated Development
- Attractive Landscaped Garden
- Single Garage And Two Parking Spaces
- Perfect Lock Up And Leave

SIZE

Total - 1801.5

TENURE

We are advised by the Vendors that the property is Freehold

VIEWING

Book a viewing with Sole Agents DM & Co. by phone or email:

📞 01564 777 314

@ dorrige@dmandcohomes.co.uk

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Total area: approx. 167.4 sq. metres (1801.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	