



Fox Hollow, Robin Hood Farm Danzey Green, Tanworth-In-Arden B94 5BG

Coming Soon.

A Brand new three bedroomed detached cottage situated in an idyllic spot of Danzey Green, Tanworth in Arden, with stunning countryside views overlooking the rolling Warwickshire countryside.

Danzey Green is a small hamlet just under half a mile outside the charming village of Tanworth in Arden. Surrounded by open countryside, it is also well placed for the market town of Henley in Arden 4 miles, Hockley Heath 4 miles, Dorridge 6.2 miles, with railway station with direct lines to London Marylebone. Solihull 8 miles, M40 (J16), Birmingham City centre 12.5 miles, Birmingham International Airport and railway station 15 miles (trains to London Euston), Warwick 12 miles, Warwick Parkway Station (trains to London Marylebone) and there are fast links to the motorway network of M42, M40, M6, M1 and M5.

Easy access to the railway station at both Danzey Green (which is within walking distance), and Wood End, with good links to Stratford upon Avon and Birmingham.

£1,750 Per Month

The property has been finished to a high specification and features; Porcelanosa bathrooms, Howdens kitchen with integrated appliances to include: dishwasher, fridge/freezer, cooker and hob. Fibre broadband with Ultrafast network speed and secure gated access with intercom.

The property briefly comprises; open plan lounge kitchen, utility room, bedroom and shower room to the ground floor and two bedrooms and shower room to the first floor. Oak beams and doors throughout, glass balustrade galleried landing, luxury bathrooms and kitchen.

Set back from the road behind electric gates, a driveway provides off road parking for three vehicles.

Ground Floor

Open Plan Living Room / Kitchen

Utility Room

Bedroom

Shower Room

First Floor

Bedroom One

Bedroom Two

Shower Room

Garden

Gravelled patio area and lawned garden.

Additional Information

Services:

Mains electricity, and water are connected to the property. The drainage is via a klargester tank and the heating is via an air source heat pump.

Council Tax:

Stratford-on-Avon District Council - tbc

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			100
(81-91) B			
(69-80) C		81	
(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	

