



**4 Leasowes Cottages, Butts Lane,
Tanworth-In-Arden, Warwickshire, B94 5AQ
£1,000 Per Month**

UNDER APPLICATION. A well presented newly refurbished two/three bed roomed cottage situated in the highly desirable village location of Tanworth-in-Arden. The property boasts spacious living accommodation with two reception rooms, two/three bedrooms (bedroom two and three are accessed off each other) and benefits from a generous sized rear garden with views over the Warwickshire countryside beyond. The property has being fully decorated throughout with new carpets and flooring and a brand new fitted kitchen. Further benefiting from off road driveway parking for two vehicles.

Tanworth in Arden is a charming village with an active community. Approximately 3 miles from Henley-in-Arden and under 8 miles to Solihull. Facilities include a 13th century parish church, village green, post office, Bell Inn & Restaurant; highly regarded junior school with nursery, village hall, tennis and golf club. The village is well placed for easy access to the M40 and M42 motorways which in turn, provide links to the M1, M6 and M5, enabling fast travel to Birmingham, Coventry and London city centres. The National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.



Entrance Hall

5'2" x 4'9" (1.59m x 1.45m)

Large under-stairs storage cupboard with coat hooks and power point. Door opening into:-

Lounge

14'6" x 12'4" max (4.44m x 3.78m max)

UPVC double glazed window to the front, 'BT Openreach' connection point. T.V Aerial point, radiator and door opening into:-

Re-Fitted Kitchen

12'4" x 7'3" (3.78m x 2.21m)

A range of wall, base and drawer units with wooden effect work surfaces over, built in 'Lamona' electric oven, inset 'Lamona' 4-ring electric hob with chrome chimney style extractor hood over, inset stainless steel sink unit with chrome mixer tap, UPVC double glazed window overlooking the rear garden, integrated dishwasher, space for a fridge/freezer and radiator.

From the entrance hall, a door opens into:-

Dining Room

14'5" max / 12'11" min x 10'6" (4.41m max / 3.96m min x 3.21m)

Dual aspect with UPVC double glazed windows to the front and side, radiator, door opening to:-

Inner Hallway

UPVC obscure double glazed door to the rear garden, staircase rising to the first floor, storage cupboard with fitted shelving, door to:-

W.C.

With low level W.C. Floating wash hand basin with chrome mixer tap over, radiator, UPVC obscure double glazed window to the rear, tiling to splash backs and extractor fan.

Bathroom

7'10" x 4'0" (2.41m x 1.24m)

P-shaped bath with chrome mixer tap, mains fed shower and glass shower screen over, floating wash hand basin,

tiling to splash backs, radiator, UPVC obscure double glazed window to the rear, extractor fan and wall mounted mirrored vanity cupboard.

First Floor

UPVC double glazed window to the rear, door to:-

Bedroom One

14'9" x 10'6" (4.51m x 3.22m)

UPVC double glazed window to the side overlooking the field beyond, radiator, built in storage cupboard.

This through bedroom comprises two rooms and offers a versatile space where it can either be used as two children's bedrooms, bedroom and dressing area, study area or so on.

Bedroom Two

12'4" x 9'2" max / 7'2" min (3.78m x 2.8m max / 2.2m min)

UPVC double glazed window to the front, radiator, door opening into:-

Bedroom Three

8'11" max / 7'1" min x 12'4" (2.74m max / 2.17m min x 3.76m)

UPVC double glazed window overlooking the rear garden, radiator, built in wardrobe with hanging rail.

Rear Garden

Mainly laid to lawn with a range of trees, bushes and shrubs. Paved patio area to the side with a timber shed. Views to the rear overlooking the adjoining land. Timber door opening into:-

Boiler Room / Utility

6'0" x 3'10" (1.84m x 1.17m)

Wall mounted 'Valliant' combination boiler, space and plumbing for an automatic washing machine, power and lighting.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected

to the property.

Council Tax:

Stratford-on-Avon District Council - Band C

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 330 Mbps and highest available upload speed 30 Mbps.

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

Viewing:

Strictly by prior appointment through Earles (01564 794 343).

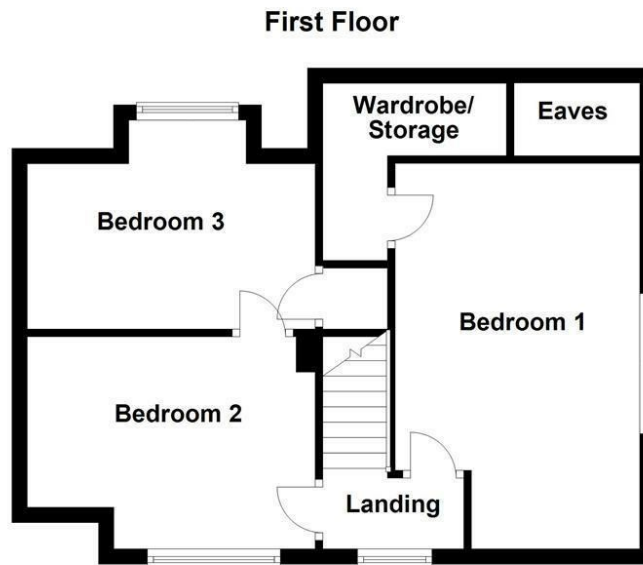
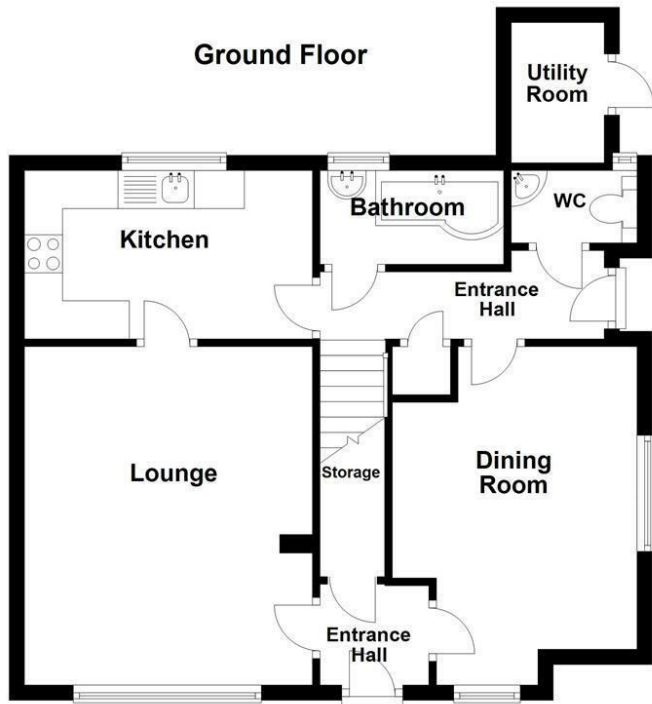
A holding deposit, equivalent to 1 week's rent, is required.

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

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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			
(82 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	

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.
 Plan produced using PlanUp.