



  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**TIPPERS HILL LANE,**  
FILLONGLEY, COVENTRY, CV7 8DJ

**GUIDE PRICE**  
**£900,000**

# TIPPERS HILL LANE



# PROMINENCE

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## Property Description

This elegant and meticulously designed family home boasts panoramic views and offers generous living space throughout including a through lounge, family room and an open plan kitchen/dining area. Externally, upon entering, you are welcomed with a private gravel driveway, and canopy porch to the entrance, leading into the reception hall. The 25ft long lounge is a perfect space for large families and includes a stunning farmhouse style open fire with french doors to the rear and beautiful views through the front bay window. The kitchen/dining room is most certainly the main hub of the house, offering an impressive open plan area perfect for entertaining guests. The kitchen further benefits from an Aga Range Cooker, plenty of storage and views into the rear garden.

The family room is located off the kitchen diner and has amazing viewings to the front aspect with large french doors that open out, allowing you to enjoy those lovely summer days. There is also a spacious utility room and further down the reception hall you will find a well proportioned home office and a cloakroom/WC.

The first floor provides an absolutely fabulous gallery style landing and the principal bedroom suite enjoys a lovely dual-aspect outlook to the front and rear of the property and further benefits from an ensuite and fitted wardrobes. There are also four further bedrooms which offer generous proportions, stunning countryside views and best of all their own private bathrooms.

The Grange offers so much more than just being a lovely home as it

additionally offers an incredible lifestyle to match allowing you to be connected to nature and still in walking distance to the village pub. Externally the home benefits from a tremendous three car garage, newly improved and renovated rear garden area including a children's play area with artificial lawn and a modern patio area with fitted pizza oven and BBQ with fitted contemporary LED lighting to the pathway.

There are also excellent transport links, and easy access to major roads such as the M6, M69, and A444. Fillongley is also conveniently located just a short drive from Coventry city centre meaning residents can enjoy the peace and tranquillity of village life, whilst still having easy access to all the amenities and attractions of the city.

## Location

Situated conveniently with easy access to the Midland motorway network, the M6 is located just to the north of the property, accessible through junctions 3 and 4. This strategic location provides seamless connectivity to key destinations such as Birmingham and Coventry, both approximately 10 miles away. Additionally, the nearby A45 in Meriden offers further accessibility to Birmingham and the NEC. Heading east on the M6, residents can connect to the A14 and M1, opening up routes to Leicester, Nottingham, and southward to London.

## Distances to Nearby Locations:

- Nuneaton: 6.1 miles
- Coventry: 7.9 miles
- Coleshill: 7.9 miles
- Atherstone: 8.6 miles
- Tamworth: 14.5 miles















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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