



Greensleeves, Tamworth Road, Fillongley, Warwickshire, CV7 8DZ

HOWKINS &
HARRISON

Greensleeves,
Tamworth Road, Fillongley,
Warwickshire, CV7 8DZ

Guide Price: £750,000

A large traditional four bedroom semi detached bungalow occupying a generous size plot having adjacent paddock with stabling total plot extending to 0.91 acres. The property is situated within a sought after residential location backing onto open fields. In brief the accommodation comprises:- entrance hall, sitting room, dining kitchen, utility room, conservatory, three bedrooms, bathroom and an annexe/bedroom four with access to a separate shower room. An early internal viewing is strongly recommended.

Features

- A large semidetached bungalow
- Total plot extending to 0.91 acres
- Spacious sitting room, rear conservatory
- Generous kitchen/dining room
- Three/four bedrooms
- Bathroom and separate shower room
- Paddock and stables
- Gated entrance, ample off road parking
- Mature gardens, sought after location



Location

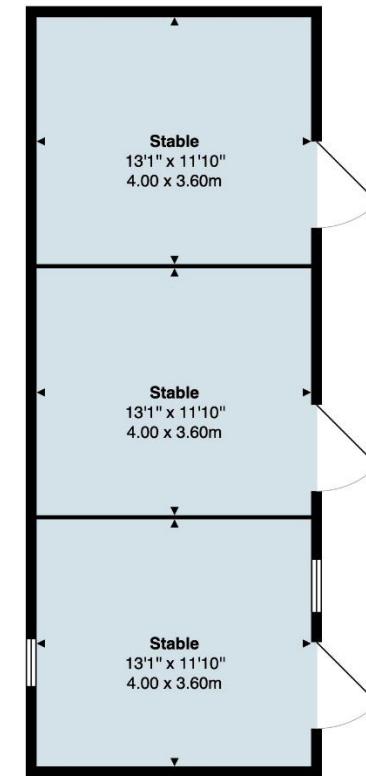
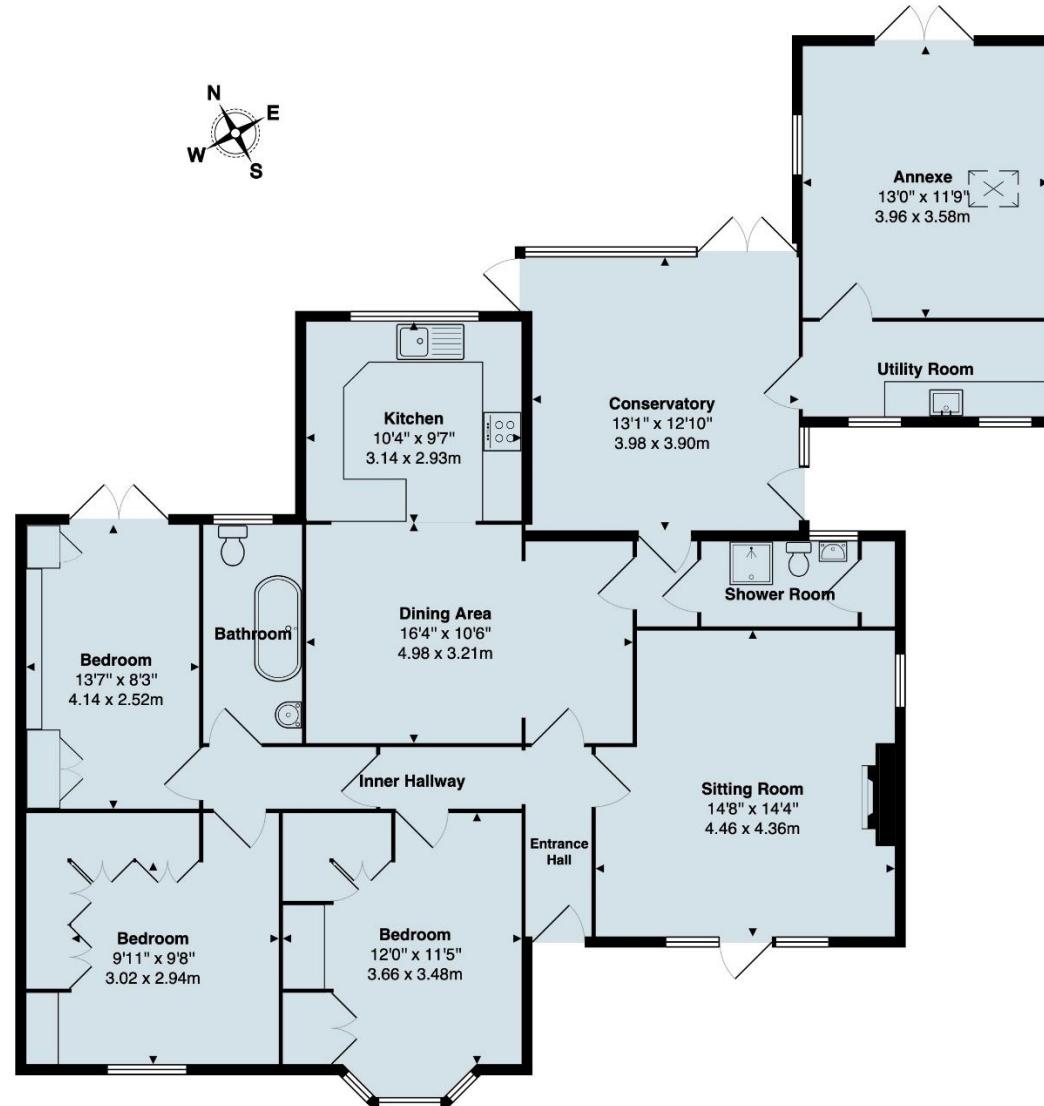
The village of Fillongley has a small range of local amenities. The larger towns of Nuneaton and Coventry are just a few miles away and provide a comprehensive range of facilities, with Atherstone and Coleshill just a short journey away, all with main line railway stations, a variety of shops and both private and state schooling. The Midland motorway network with the M6 runs just to the north of the property with access via junctions 3 and 4, this in turn provides access to Birmingham and Coventry which are approximately 10 miles distant. The A45 is also close by at Meriden which provides further access to Birmingham and the NEC. To the east on the M6 access can be gained to the A14 and to the M1 providing access to Leicester, Nottingham to the north and to London and the south.

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



Accommodation Details

Enter from the front door into the entrance hall and inner hallway. To the right is a spacious sitting room with double glazed French doors to front elevation, double glazed window to the side elevation and a feature fireplace with mantle. A large dining area gives access to the kitchen which has a range of eye level and base units with granite preparation surfaces, complementary tiling, built-in double oven, ceramic hob with extractor hood above and double glaze window to rear elevation overlooking the garden. The dining area has a door leading into an inner lobby with access to the shower room/WC and further door into a double-glazed conservatory overlooking the rear garden. This room also gives access to a utility room with Belfast sink and door into the annexe room/bedroom four with skylight window and French doors opening onto the raised decked seating area. To the front and side of the property are three good size bedrooms, bedroom one having a bay window and range of fitted furniture with bedroom three also benefiting from French doors opening onto the rear garden. Finally, you will find a family bathroom with roll top bath.



Total Area: 1444 ft² ... 134.2 m² (excluding stable)
All measurements are approximate and for display purposes only



Outside

Externally the property is approached via a gated entrance with entry phone system leading to a generous block paved driveway providing parking for several vehicles. There is a mature front garden, side access leads to a detached brick stable block and tack room and paddock. The rear garden being mainly laid to lawn with mature borders, a variety of trees and shrubs and there is a raised decked seating area.

Viewing highly recommended to appreciate the spacious accommodation and size of the plot





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827715341)

Council Tax

Band - E



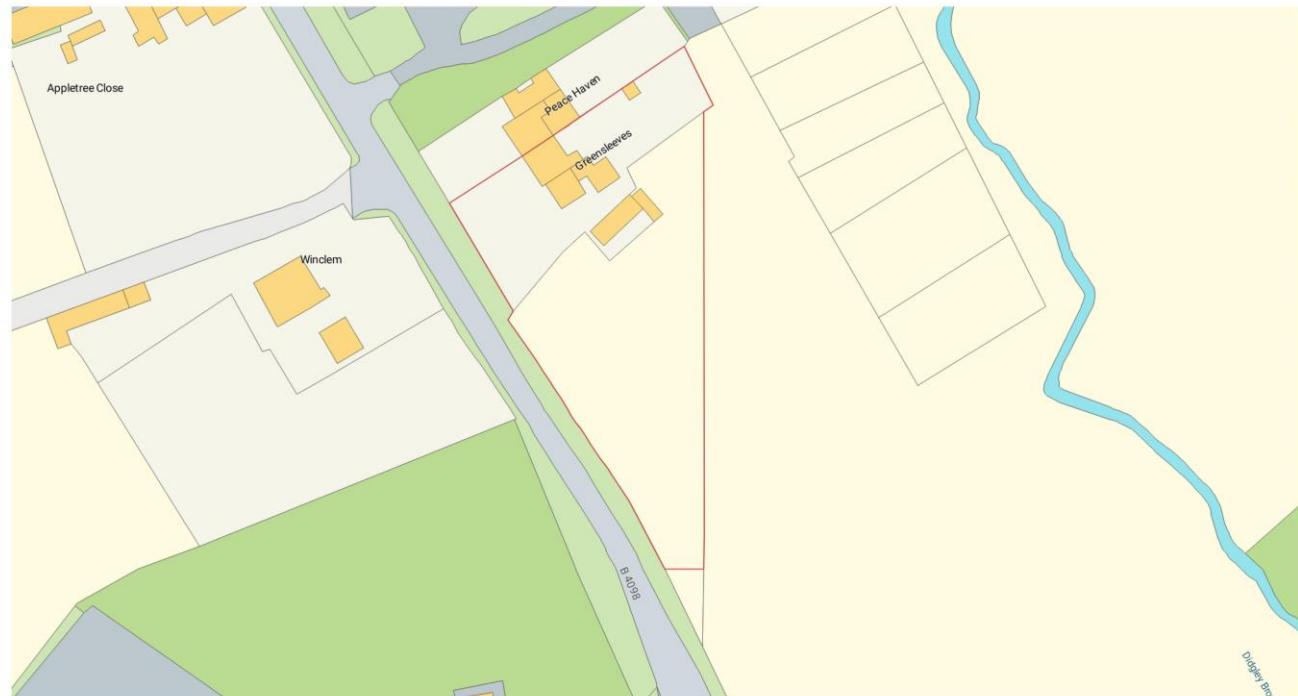
Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](#)
Twitter [HowkinsLLP](#)
Instagram [HowkinsLLP](#)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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