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Famworth Road
Fillongley CV7 8DZ

Tamworth Road

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A superb opportunity to purchase a four bedroom detached family home with over 3700sqft of property, set in approx five acres of land, including garaging and outbuildings. The property is situated in the sought after countryside location of Tamworth Road in Fillongley.

Briefly the ground floor accommodation comprises of the entrance hallway, a spacious kitchen/diner, lounge with a feature electric fire, a 32ft utility room, sitting room or fifth bedroom with stairs leading to a bedroom on the first floor offering annexe potential, study/bedroom and double bedroom and shower room. On the second floor you will find the master bedroom suite with fitted wardrobes and en suite shower room, an additional double bedroom and family bathroom.

Outside there are stunning grounds to the property with approx five acres of land mainly laid to lawn with mature shrubs and trees, paved patio areas ideal for outside entertaining and a pond which leads to a stream at the bottom. The property also benefits from a double garage with brick built storage cupboards and kennels.

Shortland Horne strongly suggest a viewing to appreciate the location, land and the potential this home has to offer.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Kitchen/Breakfast Room

7.87m x 3.51m

Study

3.48m x 3.12m

Shower Room

Bedroom

3.68m x 3.51m

W/C

Sitting Room

7.14m x 4.29m

Porch

Lounge

7.16m x 3.61m

Hallway

Utility Room

9.88m x 3.43m

Store Room

FIRST FLOOR

Landing

Bedroom

5.31m x 4.14m

Bathroom

Bedroom

7.16m x 4.29m

Ensuite

OUTSIDE

Double Garage

5.99m x 5.66m

Kennels

7.62m x 3.30m

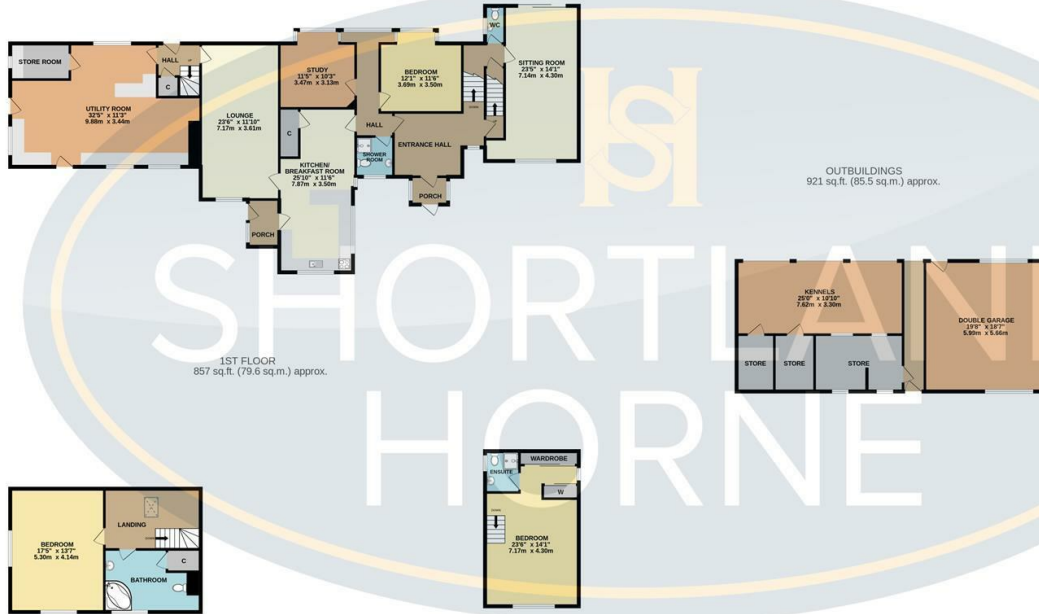
Store

Store

Store

Floor Plan

GROUND FLOOR
1997 sq.ft. (185.6 sq.m.) approx.



TOTAL FLOOR AREA : 3775 sq.ft. (350.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

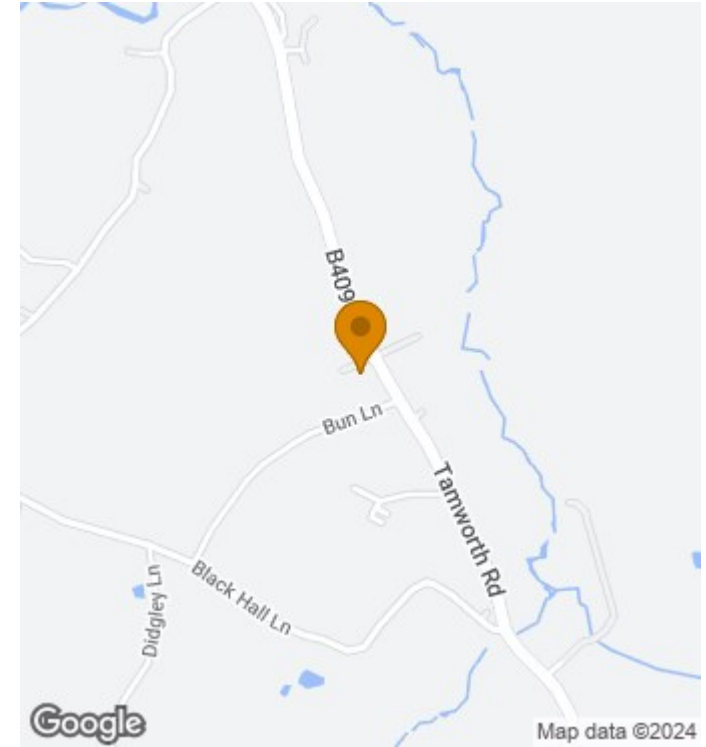
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



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			
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		



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