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Tamworth Road
Fillongley CV7 8EA

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A very rare opportunity to purchase this one of a kind DETACHED HOUSE WITH OVER 2400SQFT of living space surrounded by 2 ACRES OF LAND nestled within the picturesque village of Fillongley. Shortland Horne strongly suggest an internal viewing to appreciate this unique opportunity with huge amounts of potential for a prospective purchaser. This wonderful prospect also has the added benefit of no upward chain.

Briefly Fillongley Lodge comprises of a Living room with a feature log burning stove, a Dining Room with a feature open fire place, Breakfast Kitchen with space for appliances, a sun trap conservatory with views overlooking the grounds and a Utility Room/WC.

On the first floor you will find a Family bathroom and four bedrooms, three of the bedrooms are doubles with the main bedroom benefitting from an en-suite shower room and a single bedroom completes the accommodation.

Outside the grounds are approached via a sweeping driveway behind secured cast iron gates, with plenty of parking and a detached bricked built double garage garage with a very useful Annexe/gym above with access to a shower room. The extensive grounds provide plenty of opportunities to entertain and relax, with private woodland areas.

For further information call 02476 222123.

Located in a rural position but close to local amenities, the property benefits from ease of access to Central Birmingham, Coventry and Nuneaton and the nearby market town of Atherstone, all of which have main line railway stations with services to London. Birmingham Airport and the location of the proposed Birmingham Interchange HS2 station are within a 20 minute drive, and there is easy access to the M42 and M6. Local primary schools are at Arley and Fillongley, and the property is also convenient for Bablake School in Coventry. Kingsbury Water Park and Shustoke Reservoir are a short drive away and offer sailing and watersports. There is good network of local footpaths for walking and the central location of the property makes it very convenient for access to equestrian centres such as Weston Lawns, Solihull Riding Club and a number of very active local riding clubs. Golf is available at many local courses including Oakridge Golf Club, Maxstoke Park Golf Club, The Marriot Forest of Arden Country Club and The Belfry.

GOOD TO KNOW:

Tenure: Freehold

Council Tax Band:

Parking Arrangements: Large Graveled Driveway

Garden Direction: South

EPC Rating: E

Total Area: Approx. 2436.0

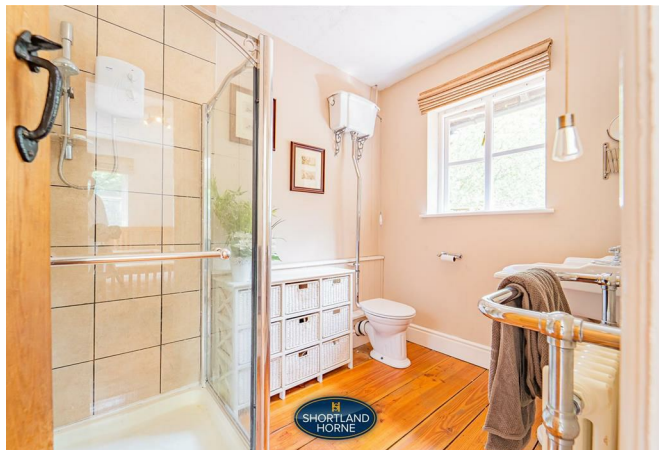
selling quality
property since 1995





Come Gather in our Kitchen
Eat - Drink - Laugh - Sing - Dance





Dimensions

GROUND FLOOR

Lounge

5.41m x 3.00m

Dining Room

5.41m x 2.92m

Kitchen/Breakfast Room

5.56m x 5.38m

Utility/WC

Conservatory

4.85m x 3.43m

FIRST FLOOR

Bedroom One

5.38m x 3.53m

En-Suite

Bedroom Two

3.33m x 3.28m

Bedroom Three

5.61m x 2.92m

Bedroom Four

3.73m x 1.70m

Bathroom

OUTSIDE

Double Garage

6.20m x 6.20m

Annexe

6.20m x 6.20m

En-Suite

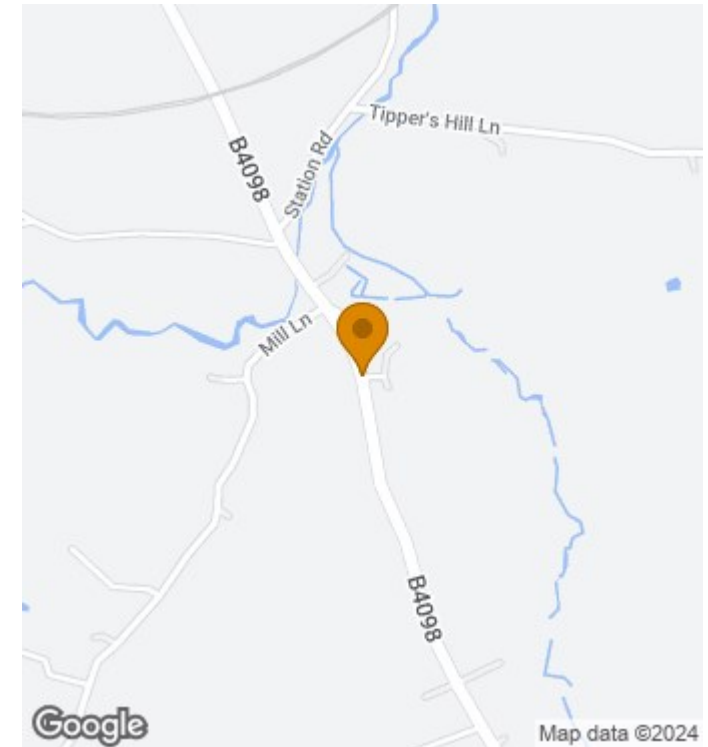
Floor Plan



TOTAL FLOOR AREA : 2436 sq.ft. (226.4 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.
Made with Metropix ©2023

Location Map



Total area: 2436.00 sq ft

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

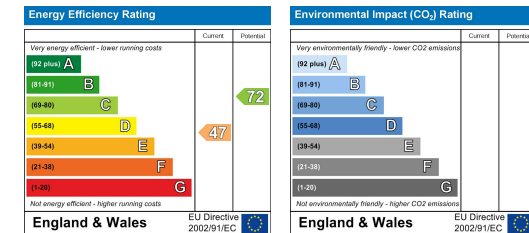
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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, a property mark 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.

EPC



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