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Tamworth Road  
Keresley End CV7 8JJ

# Tamworth Road

## CV7 8JJ

A super six bedroom detached home spanning nearly 4000 sqft of living space set in one of Coventry's most sought after residential roads, Tamworth Road with super road links to Coventry and Birmingham. This stunning family home also has the added benefit of a 1/3 of an acre plot giving you a super rear garden backing on to open fields and being offered with no chain.

Briefly the downstairs accommodation comprises of the spacious hallway with all doors leading off to the sitting room with a bay window to the front elevation and a feature fireplace. A spacious 27ft lounge with double doors leading to the garden. The kitchen/breakfast room is fully fitted with wall and base units granite work surfaces and appliances and a door leading to the utility room, there is a door from the garage in the utility room. The dining room also has a wonderful bay window overlooking the garden and there is also a cloakroom.

On the first floor there are five spacious double bedrooms. The master bedroom suite is a superb size with plenty of fitted wardrobes an en suite shower room and balcony overlooking the garden. There is also a spacious bathroom with bath, separate shower and a double sink. There is also another modern shower room. On the second floor you will find a superb bedroom with storage and a office.

Outside the tarmac front driveway provides off road parking for several cars there is also access to an integral garage with an up and over door. The rear garden is a super-size fully enclosed and mainly laid to lawn with mature shrubs and trees overlooking open green space to the rear. There is also a paved patio area ideal for outside entertaining and a brick-built outbuilding at the rear of the garden.

Shortland Horne strongly suggest a viewing to really appreciate what this stunning home has to offer.

selling quality  
property since 1995









## Dimensions

Ground Floor

Hallway

Sitting Room

4.27 x 3.96

Lounge

8.23 x 3.96

Dining Room

5.18 x 3.35

Kitchen/ Breakfast

Room

4.70 x 3.96

Utility

2.82 x 2.31

W/C

First Floor

Master Bedroom

7.19 x 5.79

En Suite

2.49 x 1.52

Bedroom Two

4.34 x 3.86

Bedroom Three

4.01 x 3.35

Bedroom Four

4.04 x 4.01

Shower Room

3.23 x 2.34

Bathroom

3.96 x 2.44

Second Floor

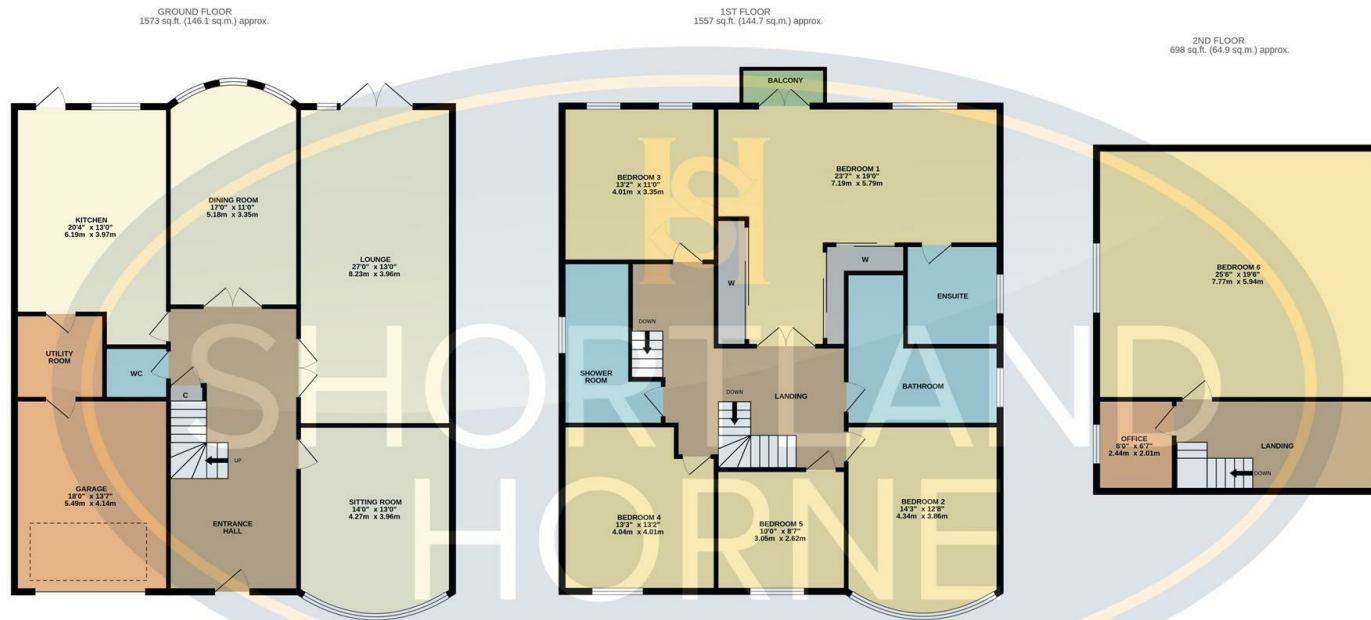
Bedroom Six

7.77 x 5.94

Office

2.44 x 2.01

# Floor Plan



TOTAL FLOOR AREA : 3829 sq.ft. (355.7 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

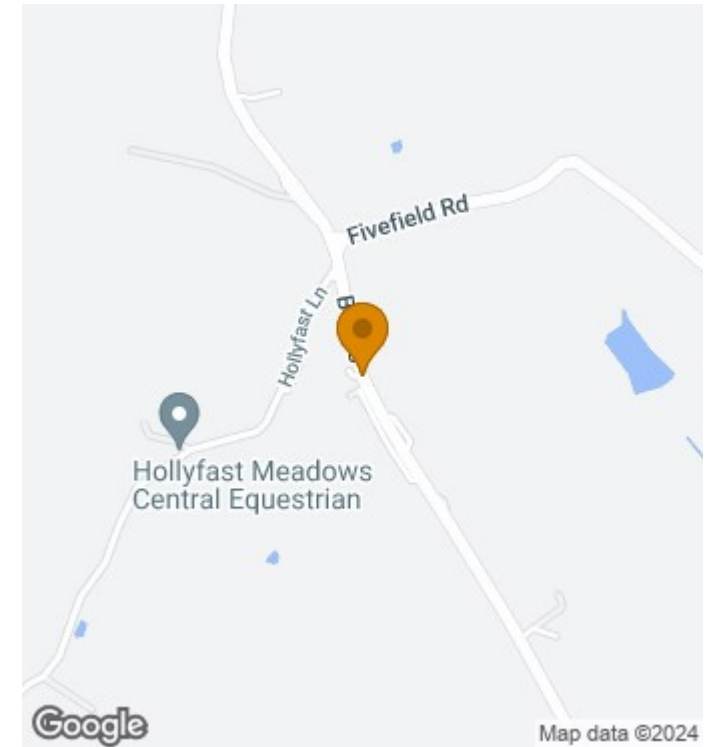
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

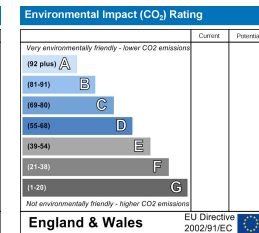
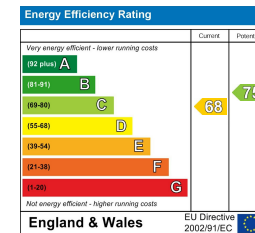
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



# EPC



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