

# Tamworth Road CV7 8BT

Located in the picturesque countryside of Tamworth Road in Corley, Coventry, this stunning detached house offers a perfect blend of modern living and rural charm.

The property boasts a total of four double bedrooms offering ample space for a growing family or guests.

Upon entering, you are greeted by a spacious hallway leading to a lounge perfect for relaxing evenings and a cinema room for entertainment. The heart of this home is the beautifully upgraded kitchen and dining room, ideal for hosting gatherings and creating culinary delights. Additionally, there is a games room with doors leading to the garden. The ground floor accommodation also benefits from a further fourth bedroom currently being used as a dining room and a downstairs bathroom.

The first floor accommodation consists of three double bedrooms and a shower room.

Step outside to discover a beautiful rear garden with panoramic views of the open countryside, providing a serene escape from the hustle and bustle of city life. The detached outbuilding, currently used as a gym with sauna, offers endless possibilities for a home office, studio, or additional living space

This property is a rare find, offering a harmonious blend of countryside living and modern amenities. Don't miss the opportunity to make this beautifully refurbished detached home your own.





















## Dimensions

Ground Floor Bedroom 2

**Entrance Hallway** 

Bedroom 3

5.61 x 3.02

Kitchen

3.46 x 3.02

3.63 x 3.02

Shower Room

Dining Room/Bedroom 4

Outisde

6.60x 3.00

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Lounge

Gym

6.83 x 3.93

4.82 x 2.36

Games Room

4.87 x 3.68

Cinema Room

6.72 x 2.58

Bar

5.03 x 2.70

Bathroom

First Floor

Bedroom 1

5.61 x 3.97

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**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.

GYM 15'10" x 7'9" 4.82m x 2.36n

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 salisfactory working condition and you may wish to arrange this at your own expense prior to lead commitment.

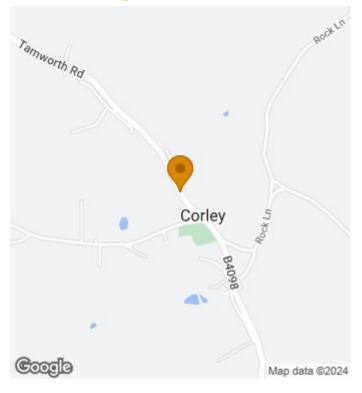
TOTAL FLOOR AREA: 2053 sq.ft. (190.7 sq.m.) approx.

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,

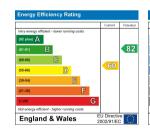
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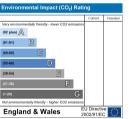
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## **Location Map**



### **EPC**







Trusted Property Experts

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