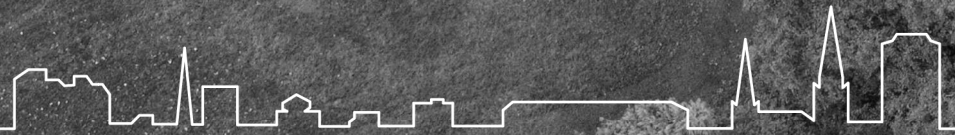





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Tamworth Road
Keresley End CV7 8PT

Tamworth Road

CV7 8PT

A super five bedroom detached home shared over nearly 2200 sqft of living space set in one of Coventry's most sought after residential roads, Tamworth Road. Grove house farm is accessed by a long lane which has 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.

Briefly the downstairs accommodation comprises of an hallway with all doors leading off to a 24ft breakfast Kitchen/Diner with an Aga and integrated appliances to include a dishwasher and space for an American fridge/freezer, a utility room housing a further oven and space for for a washing machine. There is also a downstairs shower room. The lounge is a fantastic size with a feature log burning stove and Bi-Fold doors opening out to the beautiful gardens.

On the first floor there are four spacious bedrooms. The master bedroom suite is a superb size with an en suite shower room and windows overlooking the garden. There is also a family bathroom. There is also another modern shower room.

Outside the front driveway is behind a closed gate and provides plenty of off road parking for several cars there is also access to the detached garage. 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.

This terrific property is positioned on an impressive plot which lends itself to further development subject to planning consent.

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

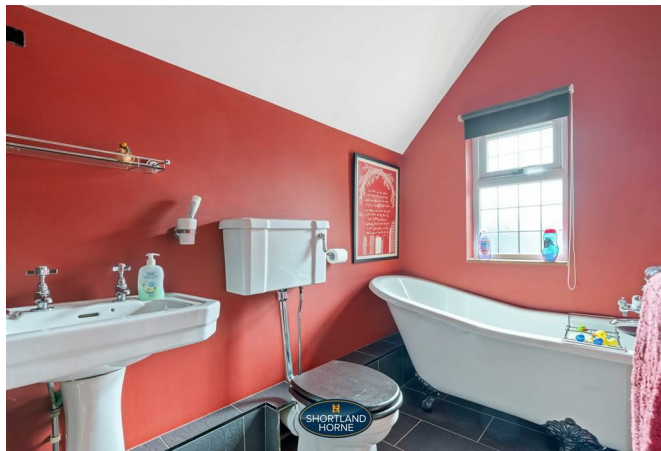


selling quality

1995







Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen/Dining Room
7.54m x 4.80m

Utility Room

Shower Room

Dining Room/Bedroom

Lounge
7.44m x 4.70m

FIRST FLOOR

Bedroom
6.17m x 4.70m

En-Suite

Bedroom
3.23m x 2.44m

Bedroom
3.96m x 3.25m

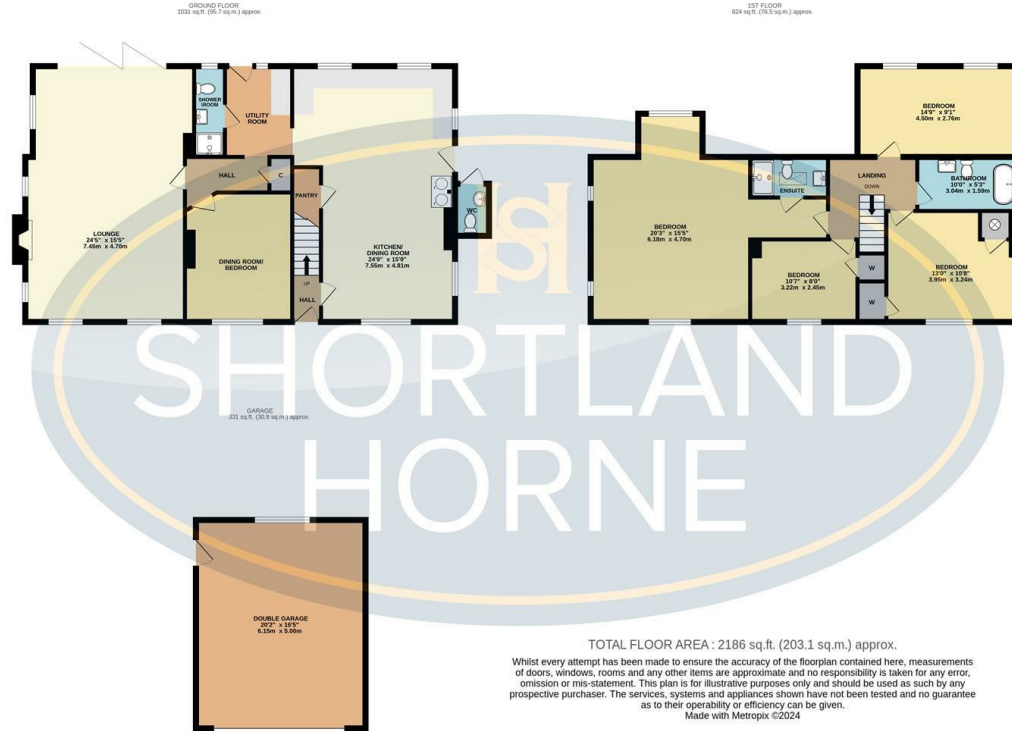
Bathroom
3.05m x 1.60m

Bedroom
4.50m x 2.77m

OUTSIDE

Double Garage
6.15m x 5.00m

Floor Plan



Total area: 2186.00 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 Home.

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 Home 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

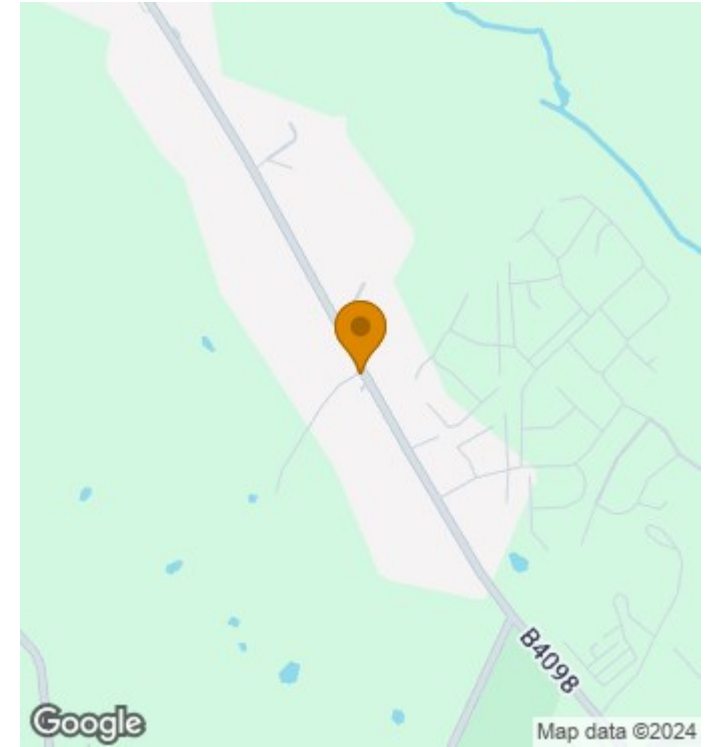
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

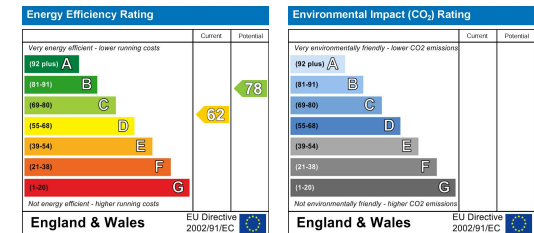
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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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