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Tamworth Road  
Fillongley CV7 8DY



# Tamworth Road

## CV7 8DY

Set on the exclusive Tamworth Road in Fillongley, Coventry, this splendid four-bedroom detached house offers a unique blend of comfort and potential. Set within an expansive plot of approximately one and a half acres, the property boasts a delightful orchard and a all weather tennis court, making it an ideal retreat for families and those who enjoy outdoor activities.

Upon entering, you are greeted by a spacious lounge that flows seamlessly into a magnificent conservatory, providing a stunning view of the beautifully maintained garden. The ground floor also features a dining room, a well-appointed kitchen, a cosy sitting room, a study for those who work from home, and a convenient w/c. This thoughtful layout ensures ample space for both relaxation and entertaining.

The first floor comprises four generously sized bedrooms, including a master suite complete with an en suite shower room, offering a private sanctuary for the homeowners. The family bathroom serves the remaining bedrooms, ensuring comfort for all.

Additional highlights of this property include a double garage and secure gates at the front, enhancing both convenience and privacy. With plenty of potential to extend further, subject to planning permission, this home presents an exciting opportunity for those looking to create their dream residence.

In summary, this charming detached house on Tamworth Road is not just a home; it is a lifestyle choice, offering space, tranquillity, and the chance to make lasting memories in a beautiful setting.

**selling quality**  
property since 1995















## Dimensions

### Ground Floor

### Hallway

### Kitchen/Breakfast Room

5.28 x 3.07

### Sitting Room

6.10 x 4.77

### Study

### Dining Room

3.23 x 3

### Lounge/Dining Room

8.40 x 4.97

### Conservatory

5.42 x 3.63

### First Floor

### Master Bedroom

4.15 x 3.65

### En Suite

### Bedroom 2

3.33 x 3.07

### Bedroom 3

3 x 2.80

### Bedroom 4

3 x 2.17

### Bathroom

### Double Garage

6.21 x 4.96





# Floor Plan



TOTAL FLOOR AREA : 2348 sq.ft. (218.2 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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**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.

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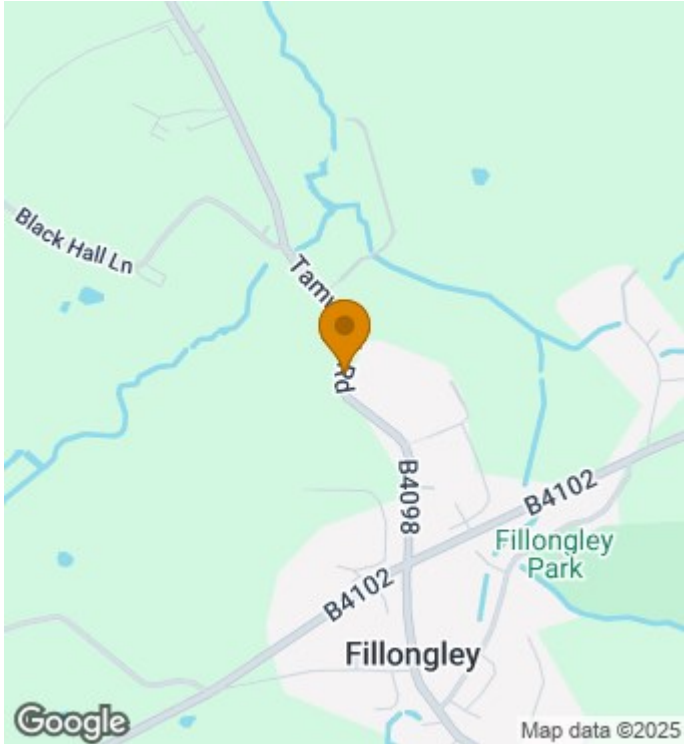
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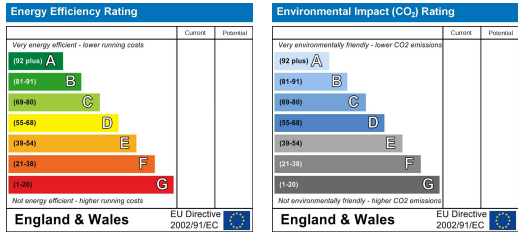
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# Location Map



# EPC



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