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Tamworth Road  
Keresley End CV7 8JJ



# Tamworth Road

## CV7 8JJ

Set on the highly desirable Tamworth Road, this delightful detached bungalow offers a perfect blend of comfort and space. With an impressive 1500 square feet of living area this wonderful home could be ideal if you are looking for a large bungalow in a highly sought after location.

As you enter, you are greeted by three inviting reception rooms, including a charming lounge and a bright dining room, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen breakfast room provides a warm and welcoming space for casual dining, while a versatile study/bedroom offers additional flexibility to suit your needs.

The modern shower room is tastefully designed, ensuring convenience for all residents. One of the standout features of this property is the first-floor bedroom, complete with its own W/C, providing privacy and comfort for guests or family members.

Outside, the bungalow boasts stunning views over open countryside, creating a serene backdrop for your daily life. The property also includes a garage and ample off-road parking, making it easy to accommodate multiple vehicles.

With no chain involved, this bungalow is ready for you to move in and make it your own. Whether you are looking for a family home or a tranquil retreat, this property on Tamworth Road is not to be missed. Come and experience the charm and spaciousness of this wonderful bungalow for yourself.

**selling quality**  
property since 1995















## Dimensions

Ground Floor

Storm Porch

Hallway

Lounge

6.06 x 3.70

Kitchen/Breakfast Room

5.60 x 3.05

Dining Room

4.25 x 3.97

Bedroom

4.30 x 2.68

Shower Room

Bedroom/Study

3.50 x 2.68

First Floor

Bedroom

4.30 x 3.13

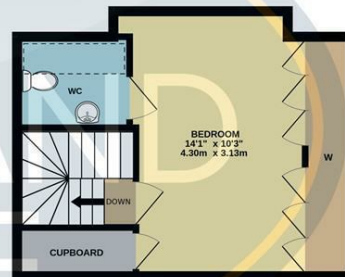
W/C



GROUND FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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

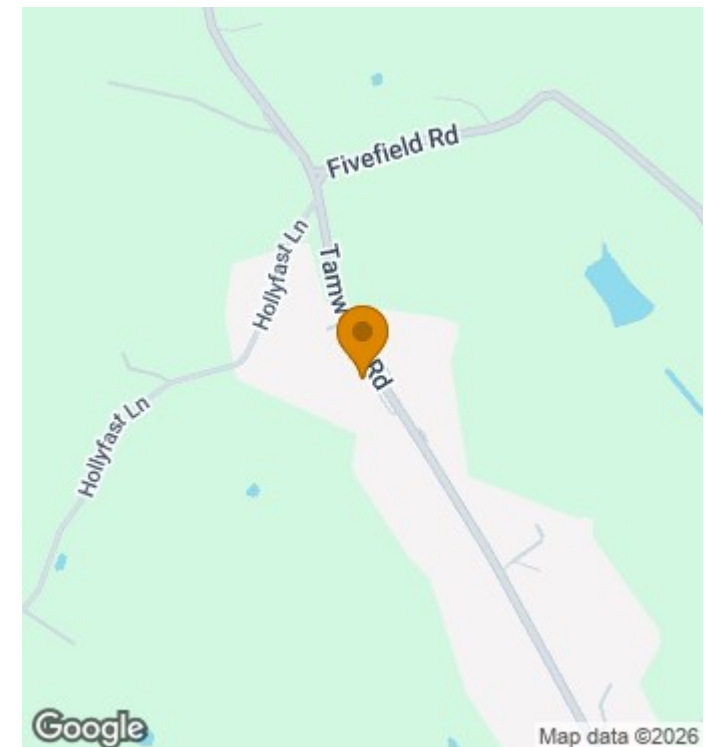
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

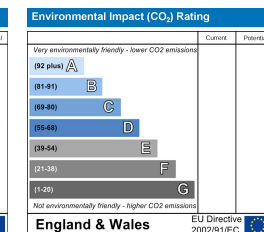
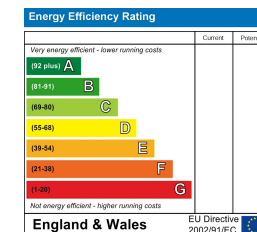
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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