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Tamworth Road
Fillongley CV7 8DY



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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	Bedroom 3
Hallway	3 x 2.80
Kitchen/Breakfast Room	Bedroom 4
5.28 x 3.07	3 x 2.17
Sitting Room	Bathroom
6.10 x 4.77	Double Garage
Study	6.21 x 4.96
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	



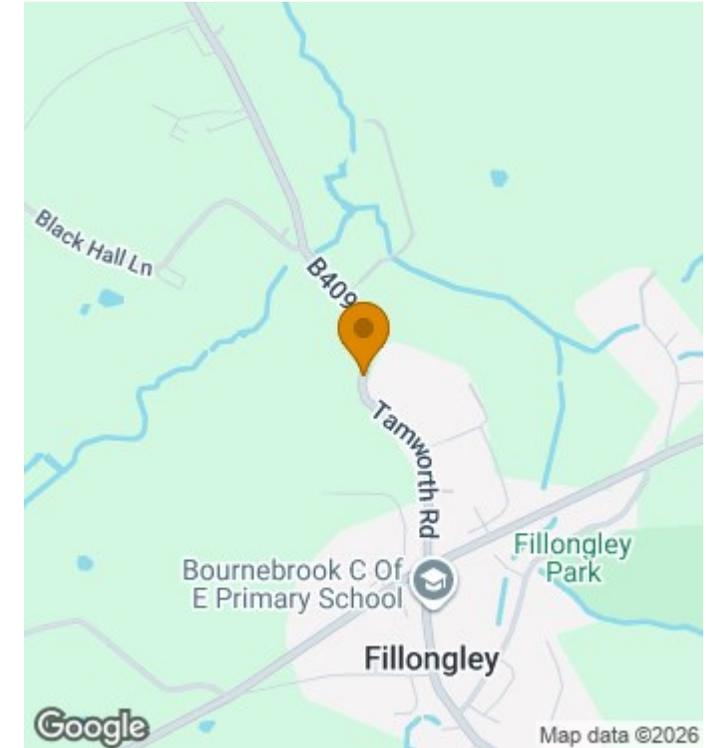
Floor Plan



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.
Made with Metropix 52025

Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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