



TAILOR MADE  
SALES & LETTINGS



## The Birches, Tamworth Road

Fillongley, Coventry, CV7 8SL

£595,000



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A pleasure to bring to market this stunning, three double bedroom, luxurious detached residence in the peaceful, rural location, near Fillongley, off the Tamworth Road. Nestled away in this exclusive development of four stunning detached dwellings, The Birches offers a peaceful setting, with stylish and contemporary living, superb countryside views and highly efficient recently built home.

The development has a lovely blend of traditional and contemporary style with Hampton rural blend brickwork, white acrylic render, oak porch and agate grey, flush casement double glazed windows. The property is packed with insulation and a state of the art AIR-SOURCE HEAT PUMP, coupled with a private drainage sewage treatment plant, makes this a superbly, energy efficient home.

The accommodation comprises a large and welcoming front entrance hallway with stunning vaulted ceiling, bringing in plenty of natural light. There is an attractive tiled floor, under stairs storage cupboard and doors off to a spacious utility with washing machine and tumble dryer, stylish wall and base units, Quartz counter top and door into the plant room. There is a downstairs cloakroom with WC, wash hand basin, Quartz counter tops and extractor fan. The spacious lounge is situated to the rear of the property with stylish media wall with inset electric fire and bi-folding doors onto the garden with field views

The hub of the home is situated in the awesome open plan, kitchen / dining / family area with under floor heating, bi-folding doors onto the garden and contemporary kitchen, equipped with a large island unit, wall and base units, Quartz counter tops, inset sink drainer, ceramic hob, integrated oven and grill, dishwasher and fridge / freezer. There is ample dining space, TV / snug area, the perfect space for entertaining friends and family.

The first floor has a gallery style landing area, Velux sky lights and doors off to three substantial, double bedrooms, all with ample fitted wardrobes.

The master bedroom is an excellent sized double bedroom with dressing area, amazing far reaching countryside views and door into a good sized en-suite shower room, complete with stylish fixtures and fittings, walk in shower, WC and wash hand basin with vanity unit. Bedrooms, two and three are excellent sized double rooms with lovely views, neutral carpet and decor, ready for the new buyers to add their stamp and personality.

The main bathroom is equipped with a lovely roll top bath, separate shower cubicle, WC, wash hand basin with vanity unit and double glazed window.

The rear garden is a good, but a manageable size, fence enclosed with large patio area and lawn overlooking fields, which lead down to a stream and trees below. A large shed provides storage for gardens tools, bikes, etc.

## Location

Situated in a stunning rural location, on the edge of the popular village of Fillongley, offering a small selection of local amenities and a short distance to nearby Coventry, Solihull and Birmingham, all with excellent transport links, including railway and Birmingham Airport. Nearby schooling, includes ; Fillongley, Arley, Meriden Primary Schools, Coventry offers a wide range of primary and secondary and private schools include, Bablake, King Henry V111 and Solihull Prep.

## Property Summary

### Entrance Hallway

Stylish tiled flooring, under floor heating, vaulted ceiling and doors off to the utility, cloakroom, lounge and open plan kitchen / diner

### Utility

Contemporary wall and base units, Quartz counter tops, washing machine and tumble dryer, double glazed window to the front elevation, extractor fan and door into the plant room.

### Cloakroom

WC, wash hand basin with vanity unit, Quartz counter top, extractor fan and under floor heating.

### Lounge

A lovely sized room with stylish media wall, inset electric fire, radiator and bi-folding doors onto the garden.

### Large Open Plan Kitchen / Dining / Living

A fantastic entertaining space for family and friends, with large dining area, family snug area and stunning kitchen, comprising a large central island unit, Quartz counter tops and inset sink drainer and built in dishwasher. The kitchen comprises a range of wall and base units, Quartz counter tops, integrated fridge freezer, ceramic hob and electric oven and grill. There is a double glazed window to the front elevation from the snug area and bi-folding doors to the garden.

### First Floor Landing

A gallery style landing, Velux sky light, doors to all three double bedrooms and the main family bathroom.

### Bedroom One

Double glazed window to the rear with lovely countryside views, two sets of built in wardrobes, radiator, dressing area and door into the lovely en-suite.

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### En-Suite

A modern and contemporary en-suite shower room with walk in shower, stylish fixtures and fittings, wash hand basin with vanity unit, Quartz counter tops, WC and double glazed window.

### Bedroom Two

A spacious double bedroom with radiator, wardrobes, double glazed window and lovely views.

### Bedroom Three

A spacious double bedroom with radiator, double glazed window, wardrobes and pleasant outlook.

### Bathroom

An excellent sized modern and contemporary bathroom with lovely roll top bath, separate shower cubicle, WC, wash hand basin with vanity unit, Quartz counter top and double glazed window.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



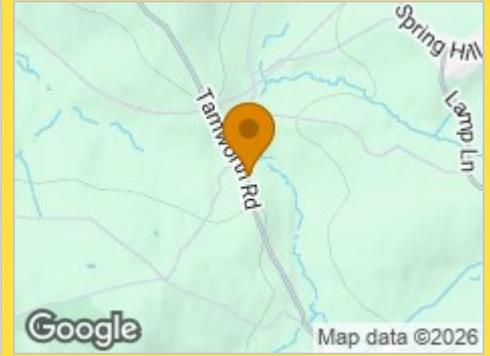
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**GROUND FLOOR**  
882 sq.ft. (82.0 sq.m.) approx.

**1ST FLOOR**  
863 sq.ft. (80.2 sq.m.) approx.

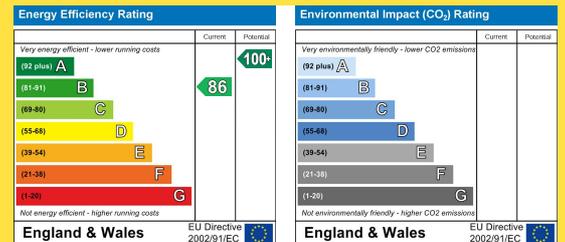
**TOTAL FLOOR AREA: 1745 sq.ft. (162.2 sq.m.) approx.**

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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## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.