



2 Fern Cottage, Tamworth Road, Fillongley, Warwickshire, CV7 8DY

HOWKINS &
HARRISON

2 Fern Cottage,
Tamworth Road, Fillongley,
Warwickshire, CV7 8DY

Guide Price: £490,000

A substantial, extended four double bedroom semi-detached home offering 2133 sqft of accommodation, with a particularly flexible ground-floor layout and a long rear garden with open views to the rear. The property provides two principal reception rooms, a separate snug, kitchen/diner, ground-floor WC and an integral garage, while the first floor offers four bedrooms, including a principal bedroom with en suite, together with a family bathroom.

Outside, the property has off-road parking to the front and a long, established rear garden with lawn, paved seating areas and a useful detached outbuilding. The combination of generous internal space, multiple reception areas and the depth of the rear garden makes this a practical family home with good flexibility for day-to-day living, entertaining and home working.



Location

2 Fern Cottage occupies a convenient position on Tamworth Road in the sought-after Warwickshire village of Fillongley. The village provides a range of local amenities including a primary school, public house, parish church, village hall and playing fields, together with an active local community. A wider range of shopping, leisure and everyday facilities can be found in Coventry, Nuneaton and Coleshill, while the property is well placed for access to the regional road network and surrounding Warwickshire countryside.

Travel distances

Fillongley village centre – approximately 0.5 miles

Coventry Arena Station – approximately 5 miles

Nuneaton – approximately 7 miles

Coleshill – approximately 9 miles

Birmingham Airport / NEC – approximately 10–12 miles



Accommodation Details - Ground Floor

A front entrance porch with internal door leads into the sitting room, a well-proportioned reception space with exposed ceiling beams and a wood-burning stove set within a recessed fireplace with a tiled surround and timber mantel. The staircase rises from the room to the first floor, while openings lead through to the adjoining living accommodation. Alongside is a separate living room, providing a second generous reception area. This room also features exposed timberwork and offers useful flexibility as a family room, television room or more formal sitting space. To the rear of the ground floor is the snug, which forms a natural link between the reception rooms and kitchen. It has space for additional seating and dining furniture, together with a second wood-burning stove set beneath a brick arch. From here there is access to the ground-floor WC, useful built-in storage and the integral garage. The kitchen/diner extends across the rear of the property and is fitted with a quality range of units incorporating a range-style cooker and a central island providing further preparation space and seating. There is ample room for a dining table, and glazed double doors open directly onto the

rear garden. Accessed internally, the integral garage is fitted with a sink and plumbing for an automatic washing machine and has a wide vehicular door to the front, providing useful parking, storage and workshop space.

First Floor

The staircase rises to a central landing, from which the four bedrooms and family bathroom are arranged. Bedroom one is a particularly generous double bedroom with built-in storage and an adjoining en suite shower room. The en suite is fitted with a shower enclosure, wash hand basin and WC. Bedroom two with a built in double wardrobe is a good-sized double bedroom positioned to the front of the property, bedroom three is located to the rear and is presently used as a home office, making it equally suitable as a bedroom, study or work-from-home space. Bedroom four is another sizeable double room positioned to the front. The family bathroom is generously proportioned and fitted with a freestanding bath, separate glazed shower enclosure, wash hand basin and WC and rooflights provide additional natural light.





Outside

To the front, the property is set behind a low brick boundary wall with a driveway providing off-road parking and direct access to the integral garage with electrically operated up and over door. The principal garden lies to the rear and is notably long, with a paved terrace immediately adjoining the house and a covered seating area providing space for outdoor dining, entertaining and delightful open views. Beyond is a central lawn with planted borders running along the boundaries and a pathway continuing towards the far end of the garden. A detached outbuilding provides useful additional storage and ancillary space.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Substantial four-bedroom semi-detached family home
- Sought-after Fillongley village location
- Approximately 2,133 sq ft accommodation
- Two generous principal reception rooms
- Separate snug and kitchen/diner
- Principal bedroom with en suite shower room
- Large family bathroom and ground-floor WC
- Integral garage and driveway parking
- Long established rear garden with open views to the rear
- Useful detached garden outbuilding





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.