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Tamworth Road  
Keresley CV7 8JJ



# Tamworth Road

## CV7 8JJ

\* INDIVIDUAL IMPOSING 4 BEDROOM DETACHED HOUSE \*  
SET IN APPROX 1 ACRE \* NO UPWARD CHAIN \* 3  
RECEPTION ROOMS \* 4 DOUBLE BEDROOMS \* DOUBLE  
GARAGE \* BACKING ONTO OPEN FIELDS

Welcome to this stunning individual & imposing 1930's Detached family property located on Tamworth Road, Coventry to be sold with no upward chain. This extended 4-bedroom detached family residence is a true gem waiting to be discovered which has been occupied by the current family since the mid 1950's set in approximately one acre of land. The property has gas central heating and double glazed windows and

As you step inside, you'll be greeted by not just one, but three spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property boasts four well-appointed bedrooms, providing comfort and privacy for the whole family with two bathrooms, busy mornings will no longer be a hassle.

Situated on approximately 1 acre of land, this property offers a generous outdoor space for you to enjoy. The direct access double width garage provides convenience and security for your vehicles with ample additional car parking screened by the front privet hedging.

If you're in search of a family home that exudes charm and character, look no further. This property is a rare and individual find and viewing is highly recommended. Don't miss out on the opportunity to make this house your home, especially with no chain involved. Contact us today to arrange a viewing and take the first step towards owning this dream property in Coventry.

selling quality  
property since 1995















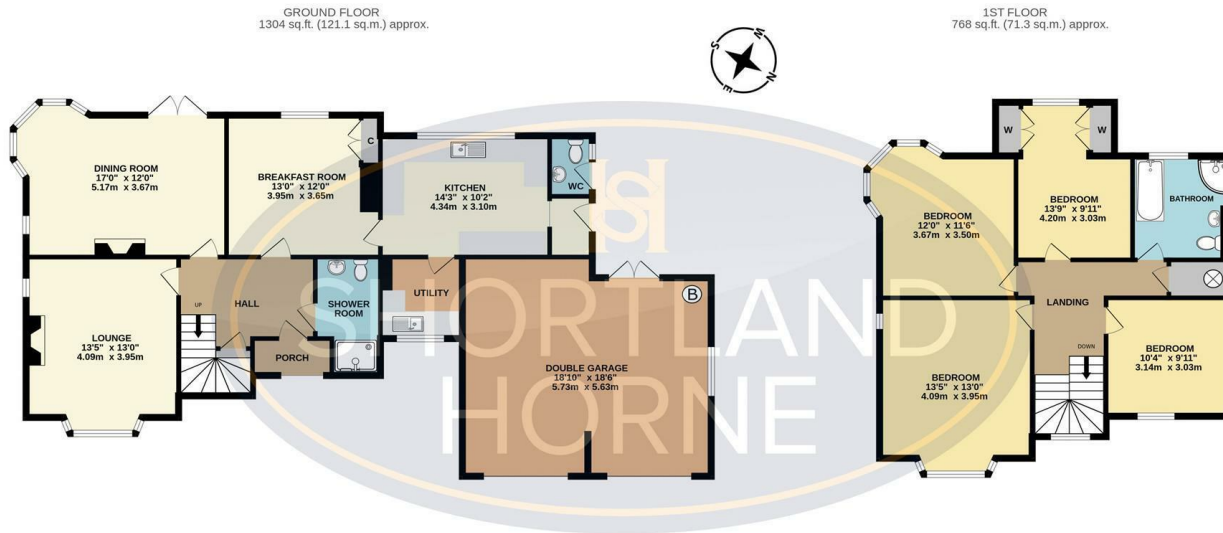
## Dimensions

ARCH RECESS OPEN PORCH ENTRANCE	BEDROOM ONE 4.09 x 3.95
RECEPTION HALL WITH DOG LEG STAIRCASE	BEDROOM TWO 3.67 x 3.50
FULLY TILED CLOAKS/ SHOWER ROOM	BEDROOM THREE 4.20 x 3.03
BAY WINDOWED LOUNGE 4.09 x 3.95	BEDROOM FOUR 3.14 x 3.03
DINING / SITTING ROOM 5.17 x 3.67	FULLY TILED FAMILY BATHROOM WITH SHOWER CUBICLE
MORNING/ BREAKFAST ROOM 3.95 x 3.65	DIRECT ACCESS DOUBLE WIDTH ATTACHED BRICK GARAGE
REFITTED & EXTENDED KITCHEN 4.34 x 3.10	5.73 x 5.73
UTILITY ROOM WITH APPLIANCES	FRONT & ESTABLISHED LAWN REAR GARDEN BACKING ONTO VIEWING HIGHLY RECOMMENDED WITH NO CHAIN
LANDING	



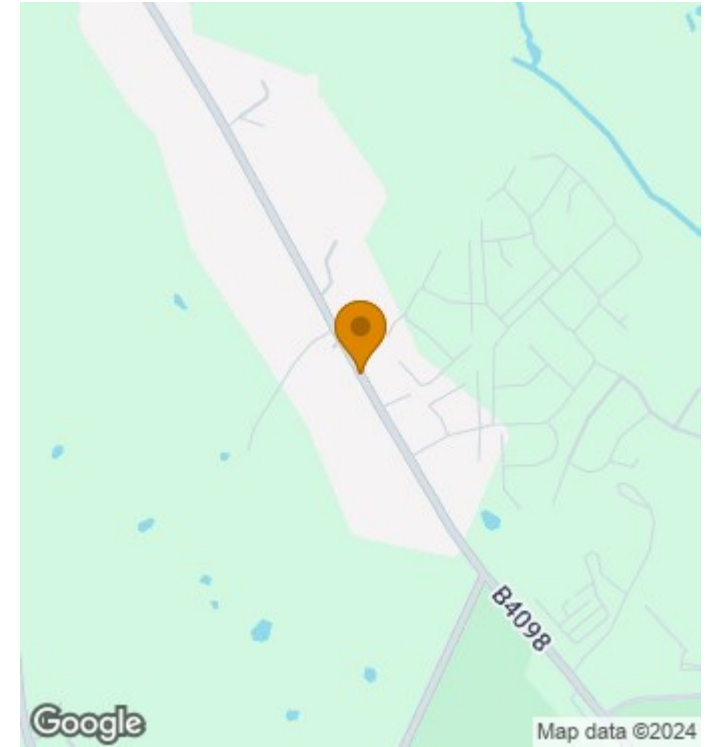


# Floor Plan



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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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# Location Map



Total area: 2072.00 sq ft

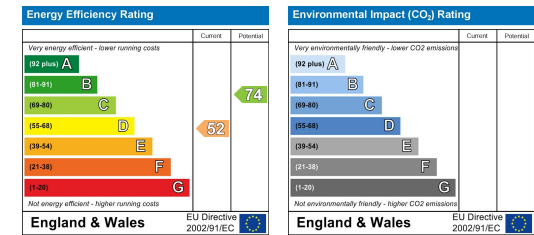
**Disclaimer**

**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 Home.  
**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 Home 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 Home 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 Home'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 Home 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.

# EPC



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