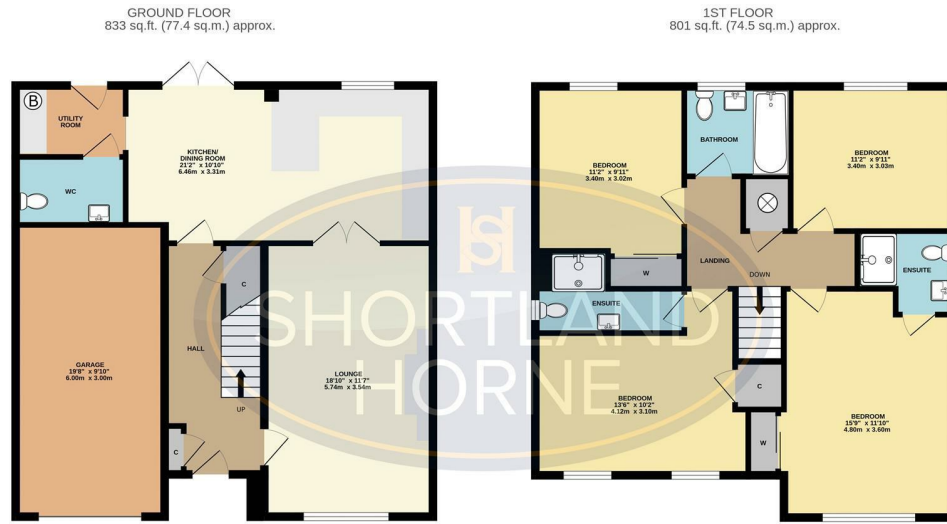


## Floor Plan



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

### 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.

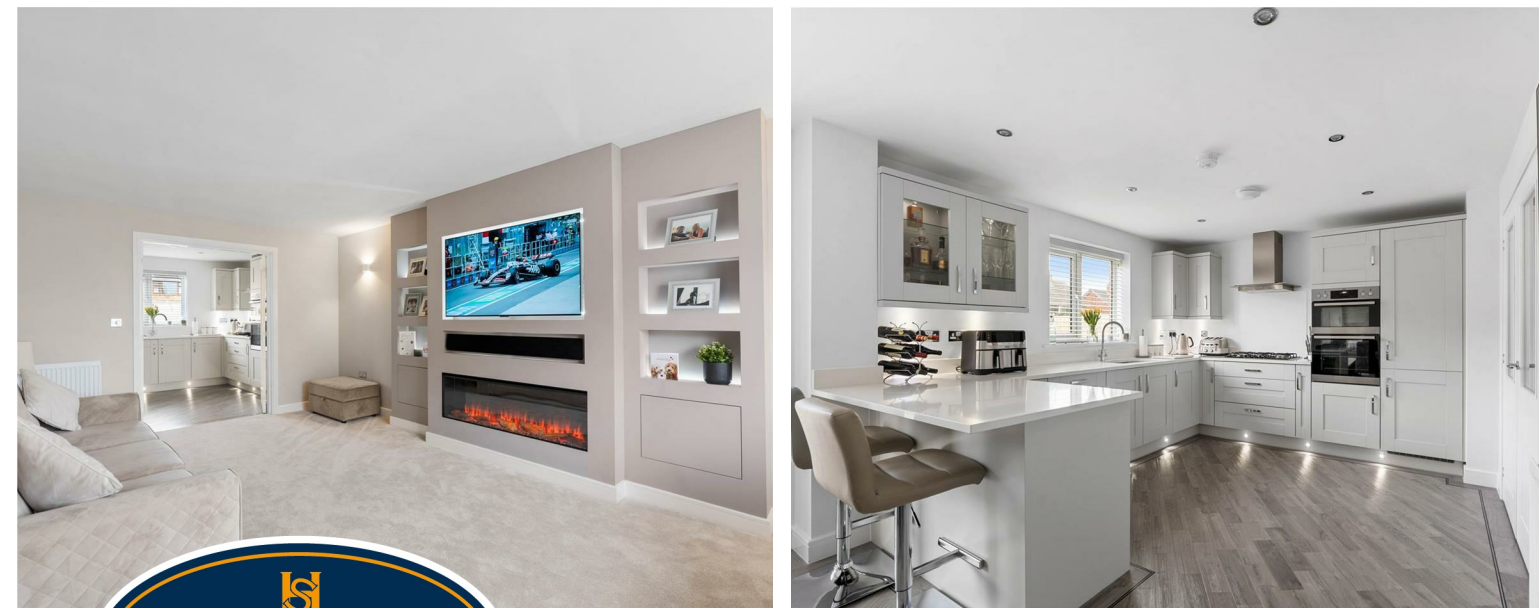
### Appliances

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.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

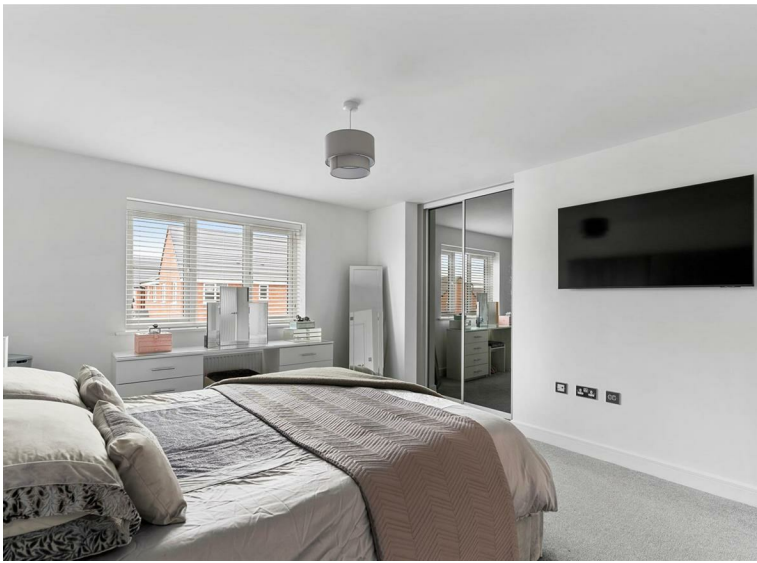
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Tame Way**  
**Bulkington CV12 9BF**



**£515,000**

**Bedrooms 4  
Bathrooms 3**

Welcome to Tame Way. Built in 2024, this stunning detached family home from Taylor Wimpey is a perfect blend of modern design and high-end finishes, creating a home that exudes both comfort and style. Ideal for families or professionals, it offers a sophisticated yet practical space for everyday living.

As you step inside, the welcoming hallway sets the tone for the rest of the home, with its grey LVT flooring flowing seamlessly through the space and into the kitchen. The sleek, stylish finish offers a warm introduction to the home, carrying a sense of elegance throughout.

The heart of the home is the beautifully upgraded kitchen-diner, thoughtfully designed to be both functional and beautiful. The light shaker-style cabinets with plinth LED lighting and gleaming quartz worktops create a bright and inviting atmosphere. With a built-in single oven and microwave, integrated fridge freezer, dishwasher, and a five-ring gas hob, this kitchen is ready for both family meals and entertaining. The two-seater breakfast bar is ideal for casual dining or a quick chat over morning coffee, while French doors flood the space with natural light and open out onto the private rear garden. Whether you're enjoying a summer barbecue or a quiet evening outdoors, this space is perfect for connecting with family and friends.

Just off the dining area, a handy utility space offers practicality, keeping clutter out of sight, while a convenient downstairs WC adds further convenience. Throughout the home, chrome sockets and light switches lend a touch of modern style that complements the clean lines and quality finishes.

The spacious living room is a cosy yet stylish retreat, featuring a plush carpet and a striking media wall with an inset electric fire. It's the ideal space to unwind after a busy day, whether you're relaxing with a book or enjoying a movie night with loved ones.

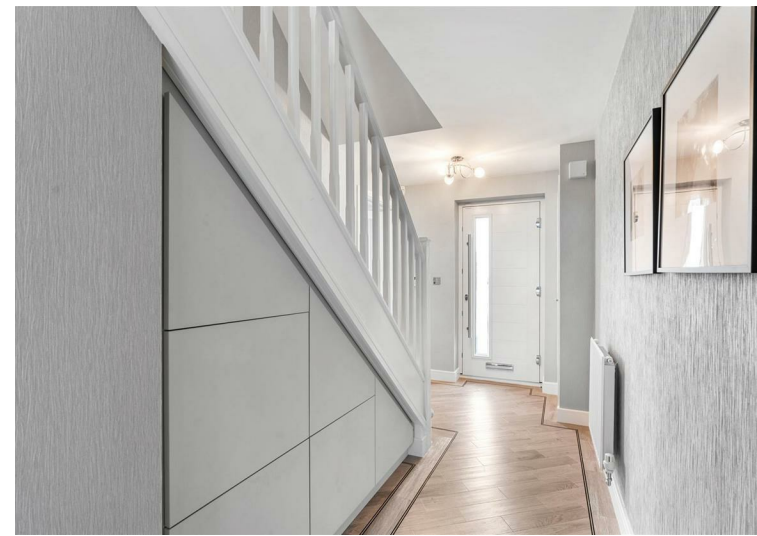
Upstairs, you will be bowled over with the size of the bedrooms, offering plenty of room for family members or guests. The master bedroom is particularly impressive, creating a real sense of space and luxury. It's a room that leaves a lasting impression with its sheer size and light-filled atmosphere, offering the perfect place to relax and recharge after a long day. The master bedroom also boasts its own en-suite, adding a touch of privacy and convenience. A second bedroom also boasts its own private en-suite, while the remaining two bedrooms are equally spacious, filled with natural light and ideal for children or guests.

The family bathroom is a peaceful retreat, offering a modern three-piece suite. Imagine unwinding in a warm bath after a long day, surrounded by soft lighting and the tranquillity of your own personal sanctuary.

The integral garage is generously sized, offering ample space for vehicles or additional storage. Alternatively, it could easily be converted into a home gym, office, or playroom, providing endless possibilities to suit your lifestyle.

The hallway features a storage cupboard and bespoke understairs storage, offering the perfect place to keep everyday items neatly tucked away.

The rear garden is a great size, with a patio area that's ideal for enjoying a morning coffee or hosting family get-togethers. The rest of the garden is laid to lawn and surrounded by quality fencing,



<b>GROUND FLOOR</b>		<b>Bedroom 2</b>	13'6 x 10'2
Lounge	18'10 x 11'7	En-Suite	
Kitchen/Dining Room	21'2 x 10'10	Bedroom 3	11'2 x 9'11
Utility Room		Bedroom 4	11'2 x 9'11
Cloakroom/WC		Family Bathroom	
<b>FIRST FLOOR</b>		<b>OUTSIDE</b>	
Master Bedroom	15'9 x 11'10	Garage	19'8 x 9'10
En-Suite		Rear Garden	
		Driveway	