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Tamworth Road  
Keresley End CV7 8JJ



# Tamworth Road

## CV7 8JJ

Nestled on the esteemed Tamworth Road in Keresley End, Coventry, Oakleigh House is a magnificent six-bedroom detached residence that offers an impressive 3,886 square feet of living space. Set on a generous 0.93-acre plot, this property boasts a stunning rear garden that backs onto open fields, providing a tranquil escape from the hustle and bustle of everyday life.

Upon entering, you are greeted by a grand entrance hallway that leads to a spacious 30-foot lounge, a secondary lounge/dining room, and a study, perfect for both relaxation and productivity. The heart of the home is the delightful open-plan breakfast kitchen, equipped with integrated appliances, which flows seamlessly into the utility room featuring a convenient W/C. Additionally, a partially converted garage offers versatile space that can be tailored to your needs.

The first floor is home to six generously sized double bedrooms, three of which benefit from en-suite bathrooms, ensuring comfort and privacy for all family members. The principal bedroom suite is particularly noteworthy, providing a luxurious retreat. There is also a family bathroom on this level.

Tamworth Road is a sought-after road situated close to Fillongley Village with a wide range of amenities including 12th Century parish church, village Hall with a number of clubs and activities including gardening club and pre-school and nursery, tow public houses, football and cricket clubs and fishing and boating on nearby Shustoke reservoir and equestrian livery yard .

Schools in the area include Solihull School, Edgbaston High School for girls and King Edwards School for Boys in Birmingham, Twycross House School, Rugby School and King Henry VIII and Bablake Schools in Coventry.

For accessibility the M6, M42 and M6 Toll are all close by, the M40 and M1 are about 30 minutes drive. Trains to Birmingham New Street from Coleshill Parkway from 18 minutes.

Coventry 6 miles (Intercity trains to London Euston from 60 minutes and to Birmingham), Birmingham 15 miles, Solihull 12 miles, Warwick and Leamington Spa 15 miles, M6 (J3) 4.5 miles, Birmingham International Airport and NEC 10 miles (Distances and time approximate)

selling quality  
property since 1995

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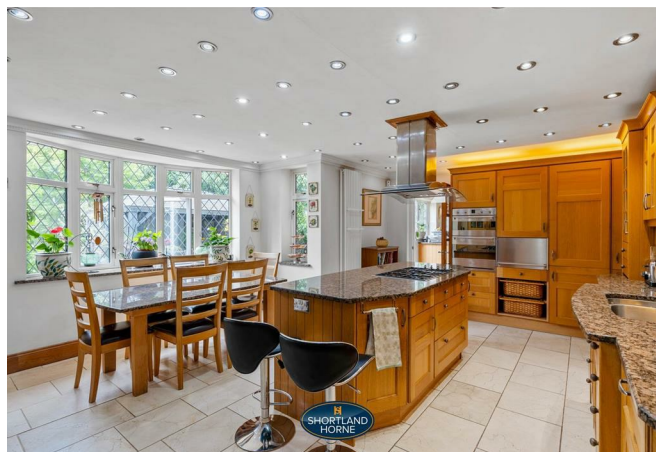




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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

9.37m x 5.79m

Lounge

7.92m x 4.83m

Kitchen/Breakfast Room

5.84m x 4.93m

Study

4.09m x 3.66m

Utility Room

Garage

4.85m x 4.85m

W/C

Gym

3.63m x 2.44m

W/C

### FIRST FLOOR

Bedroom One

6.48m x 5.79m

En-Suite

Bedroom Two

4.90m x 3.96m

En-Suite

Bedroom Three

4.55m x 3.66m

Bedroom Four

5.69m x 2.90m

En-Suite

Bedroom Five

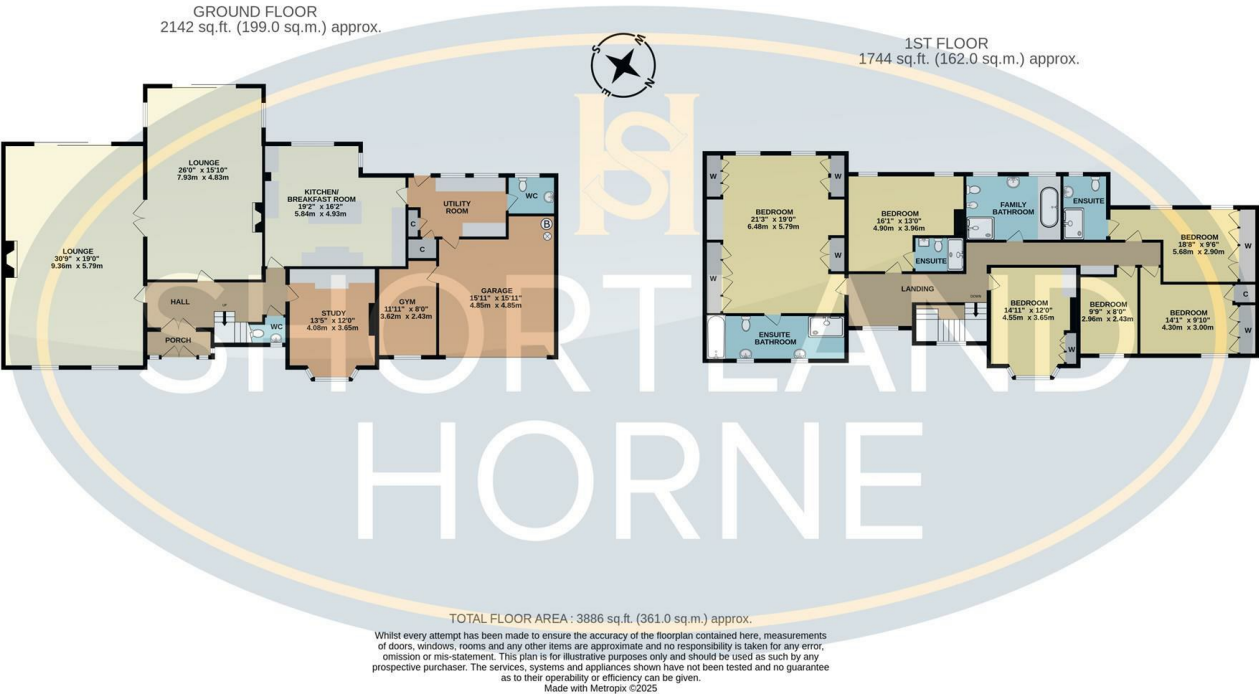
4.29m x 3.00m

Bedroom Six

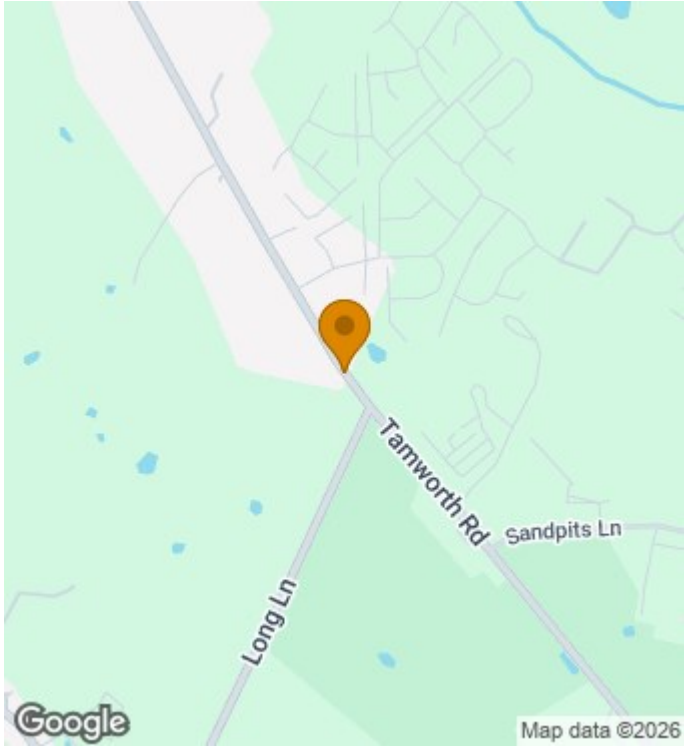
4.55m x 3.66m

Family Bathroom

Floor Plan



Location Map



Total area: 3886.00 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 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.

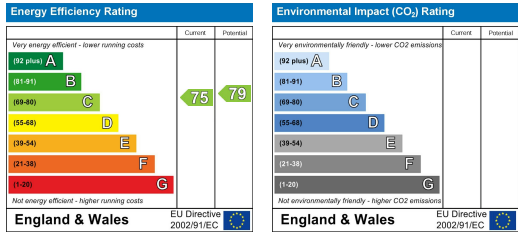
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

EPC



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