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Tamworth Road  
Corley CV7 8BT

# Tamworth Road

## CV7 8BT

Nestled in the serene location of Tamworth Road, Corley, Coventry, lies a charming semi-detached house waiting to welcome its new owners. This delightful property features a lovely living room, a kitchen/diner, three inviting bedrooms, and a well-appointed bathroom, offering ample space for a comfortable lifestyle.

As you step into this lovely abode on Hillside, Corley, you are greeted by tasteful decor and a warm ambiance that is sure to make you feel right at home. The two double bedrooms are perfect for a growing family or for hosting guests and the front single bedroom completes the first floor.

The modern fitted kitchen is a standout feature of this property, providing a stylish setting for culinary adventures and entertaining loved ones. Picture yourself whipping up delicious meals in this inviting space, creating lasting memories with family and friends.

Outside there is a driveway which provides the space for several vehicles, a bin store and a fully enclosed beautiful garden which overlooks the fields. There is also a very useful custom built garden room with electric which is fully insulated.

Conveniently situated, this house offers easy access to the M6 and Birmingham airport, making travel a breeze for commuters and travel enthusiasts alike. Whether you're heading to work or embarking on a new adventure, the excellent road links ensure you can reach your destination with ease.

Escape the hustle and bustle of city life and embrace the tranquillity of rural living in this picturesque location. Don't let this opportunity slip away – book a viewing today and discover the warmth and comfort that this property has to offer. Your dream home in Corley awaits!

**selling quality**  
property since 1995









## Dimensions

**GROUND FLOOR**      **Store**

**Entrance Hallway**

**Lounge**

4.80m x 3.63m

**Kitchen/Dining Room**

5.64m x 3.63m

**Utility**

**W/C**

**FIRST FLOOR**

**Bedroom One**

3.02m x 2.69m

**Bedroom Two**

3.68m x 2.64m

**Bedroom Three**

2.95m x 2.72m

**Bathroom**

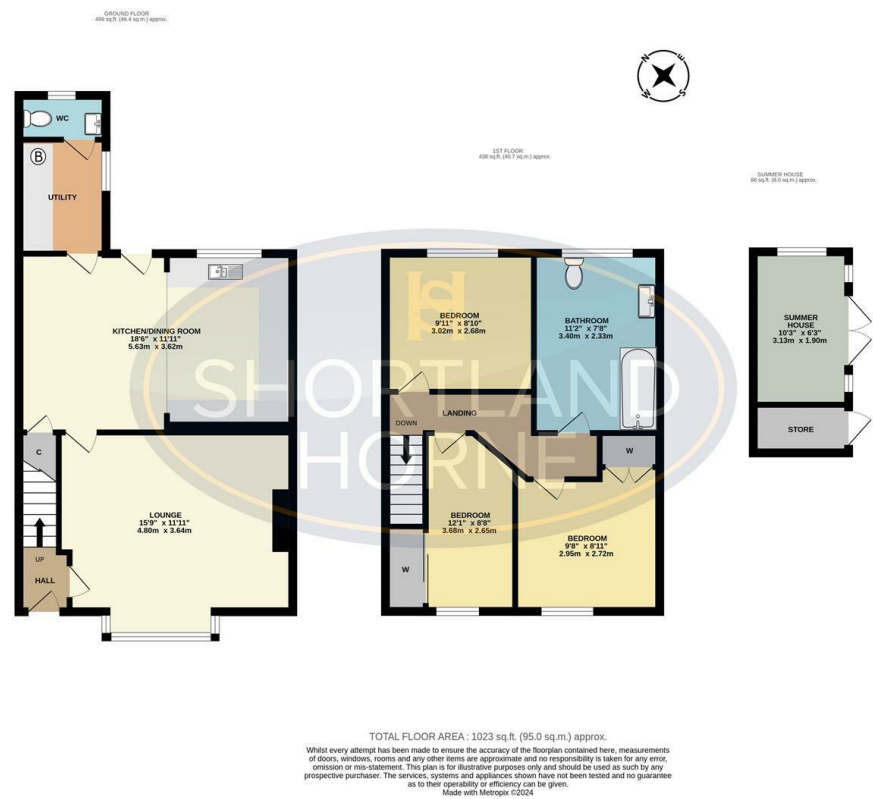
3.40m x 2.34m

**OUTSIDE**

**Summer House**

3.12m x 1.91m

# Floor Plan



Total area: 1023.00 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.

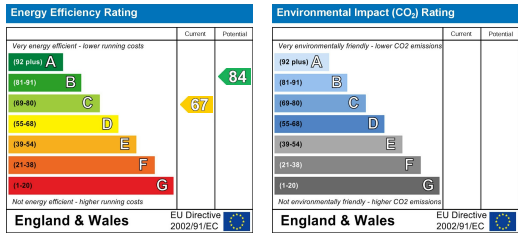
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

# Location Map



# EPC



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