

Birdar, Tamworth Road, Fillongley, Coventry, Warwickshire. CV7  
8DY

£450,000 Freehold

FOR SALE



**bayzos.**

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## PROPERTY SUMMARY

Immaculately Presented | Fully Renovated in 2017 | Three Double Bedrooms | Rural Views | Modern Fitted Kitchen | Utility | Driveway & Garage | Spacious Lounge with Log Burner | Approx. Total Floor Area 152 Sq. M. | Potential to Extend Further (STPP) | EPC Rating D Potential C

## FEATURES

- EPC Rating D Potential C
- Approx. Total Floor Area 152 Sq. M.
- Spacious Lounge with Log Burner
- Driveway & Garage
- Utility
- Modern Fitted Kitchen
- Rural Views
- Three Double Bedrooms
- Fully Renovated in 2017
- Immaculately Presented
- Potential to Extend Further (STPP)



## PROPERTY DESCRIPTION

### <b>Sellers Comments</b>

We bought because of the local area, the rural nature of the property, particularly the views and access to the countryside at the rear of the house and nearby.

We also bought because of the scope of the house in terms of its size and also possibilities to extend further if necessary. i.e merging the kitchen and dining room, or extending over the garage.

The village is lovely and we have never had any issues whilst living here.

Although the road can be busy at peak times it is otherwise a really quiet village.

There are three good pubs in the area - all serving food!

The house has a lovely feel to it, with the large lounge and multi-fuel stove. It is warm in winter and cool in summer. The garden is easy to maintain.

We are only relocating as we have found a property in Devon, where we have spent many holidays and which is close to elderly parents.

### <b>Property Location</b>

The Tamworth Road stretches from Keresley in Coventry all the way through to the Village of Fillongley. The property situated just outside of the village close to Fillongley Garage and boasts rural views to the front. Only a few minutes walk from the well regarded local primary school the location is ideal for families who desire convenience as well as a more secluded setting. Meriden, Coleshill and Atherstone are within easy reach and the M6 is also easily accessible. Solihull and Coventry itself are also within close proximity. Birmingham Airport and the NEC are only a fifteen minute drive from the house and two train stations offering free parking are also easily reached.

### <b>Property Lifestyle</b>

The accommodation comprises of a front porch entrance with re fitted cloakroom and solid Oak internal front door. From the entrance is a spacious dining room with front aspect leading through modern archway to the re-fitted solid wood kitchen with custom fit stained solid Oak worktop, Belfast sink including Professional chef mixer faucet with rinse setting as well as a stainless steel over head extractor and glazed oak door to the utility. This kitchen also has an integrated Smeg Dishwasher, stand alone Smeg fridge freezer, and Smeg five hob double oven available on negotiation.

The utility is fitted in matching units with ceramic sunken hand basin/drainers and curved mixer faucet. There is plumbing for washing machine, space for tumble dryer and has custom fit solid Oak worktops over. The rear double glazed door leads to the rear garden and pedestrian entrance to the adjoining garage.

The dining room has archway alcove, rounded bay window with wooden glazed double doors into the lounge. The lounge has a matching bow bay window, a beautiful open fire (multi fuel stove) with solid wood surround and mantle and heat proof tiling over stone hearth.

To the rear aspect is a modern fitted bathroom with walk in shower cubicle, white double door vanity unit with hand basin and mixer faucet, white low level toilet and frosted rear window.

The rear right bedroom offers fitted full length wardrobes and double glazed rear window, with the rear left having double glazed French doors out onto the garden.

The dog leg stairwell rises to a master bathroom/En suite to the master bedroom, with Victorian style hand basin/pedestal, toilet and roll top bath with mixer shower cradle as well as a separate shower cubicle with Victorian static riser and flood head with accompanying free style hand set.

## ROOM DESCRIPTIONS

### Room Measurements

Room dimensions and total floor areas are included within our floor plan

### Additional Information\*

Approx. Annual Gas: £tbc

Approx. Annual Electricity: £tbc

Approx. Annual Water & Drainage: £tbc

Council Tax Band: D (£2214 p/a)

Renovation: The property was fully renovated in Spring 2017 including re wiring, new gas central heating, re plastering, new floor coverings, kitchen, utility and three bathrooms. This has been added to with new flooring throughout the downstairs and a new fireplace and wood burner added.

How Old is the Property: Approx. 80 years old

How Long Have the Current Owners Lived at the Property: 4.5 years

Parking: Parking to the front for 4 cars - up to 5 if necessary and room to turn around on the drive

Loft: Small loft space as this is a dormer bungalow

Windows: Double glazed

Heating System: Gas central heating

Boiler Location: Garage workshop

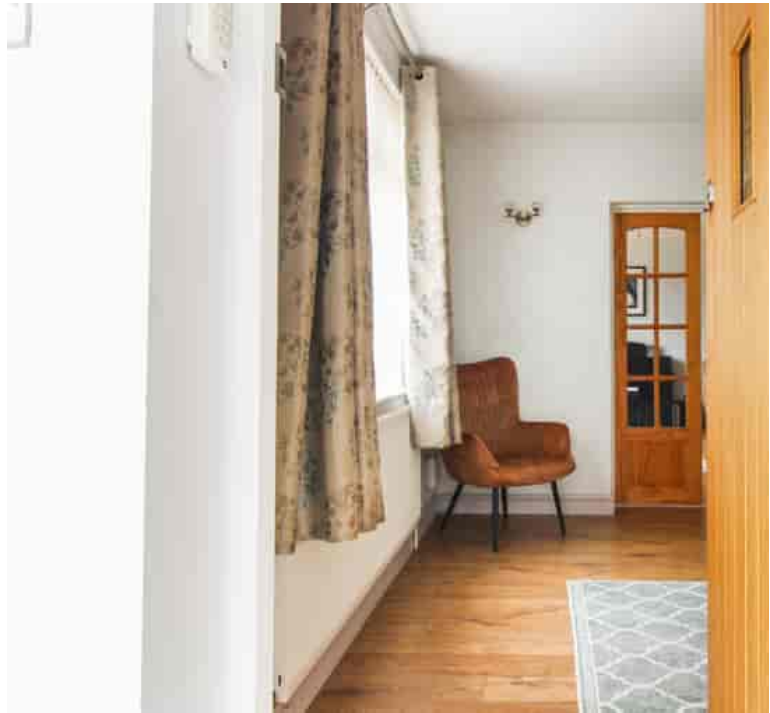
Age of Boiler: Approx. 4 years old

Fireplace: Multi-fuel stove

Fuse Box Location: Toilet just off the porch

Garden Orientation: South East (tbc)

\*Please verify these details through the conveyancing process



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	<b>69</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	