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Tamworth Road  
Corley Ash CV7 8BP

# Tamworth Road

## CV7 8BP

A most impressive detached Barn conversion featuring many original oak beams and features set in a beautiful countryside setting just off the Tamworth Road, Corley Ash.

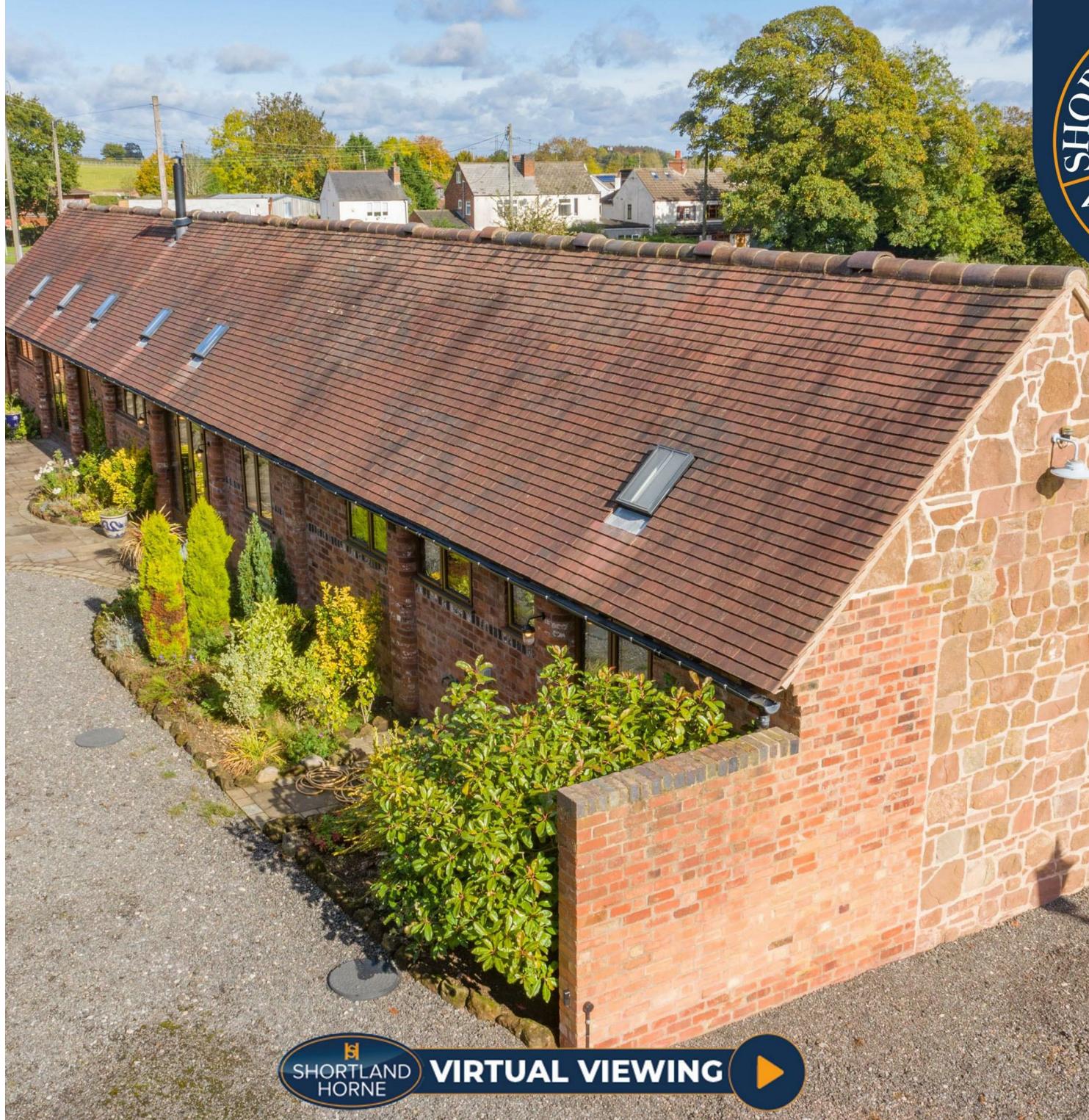
This beautiful property is conveniently positioned to the M6 motorway, A45, shops, good local schools and bus routes.

Set back just off the Tamworth road you will be greeted by this welcoming large driveway with electronically operated private gates on entering the property you will find an entrance lobby with stone flooring. The whole of the lounge, kitchen/dining area is fully open plan with stone flooring, solid oak flooring and offers excellent modern living. The kitchen/diner is of a high specification with exposed beams and includes a range cooker with gas hob, a fully integrated two drawer dishwasher and LED ambience lighting to kitchen and the lounge area. There are two spacious double bedrooms both with en suites, a stone floored utility with a fitted kitchen, integrated oven, electric hob which also houses the gas boiler. There is also a separate stone floored W/C.

The property is equipped with under floor heating throughout, double glazing, gas central heating, mains drainage and two areas of loft storage which is accessible from the utility room and the lounge area.

To the side of this lovely property is a driveway providing ample parking for several vehicles behind secure electric gates. To the front of the property is a fully enclosed well established east facing garden.

This wonderful home really must be viewed to appreciate what is on offer  
**SELLING QUALITY**  
property since 1995









## Dimensions

### GROUND FLOOR

#### Hallway

#### Open Plan Living

3.61m x 8.53m

#### Kitchen/Diner

3.61m x 6.15m

#### Utility

2.46m x 3.05m

#### W/C

#### Bedroom One

3.61m x 4.22m

#### En-Suite

3.61m x 4.22m

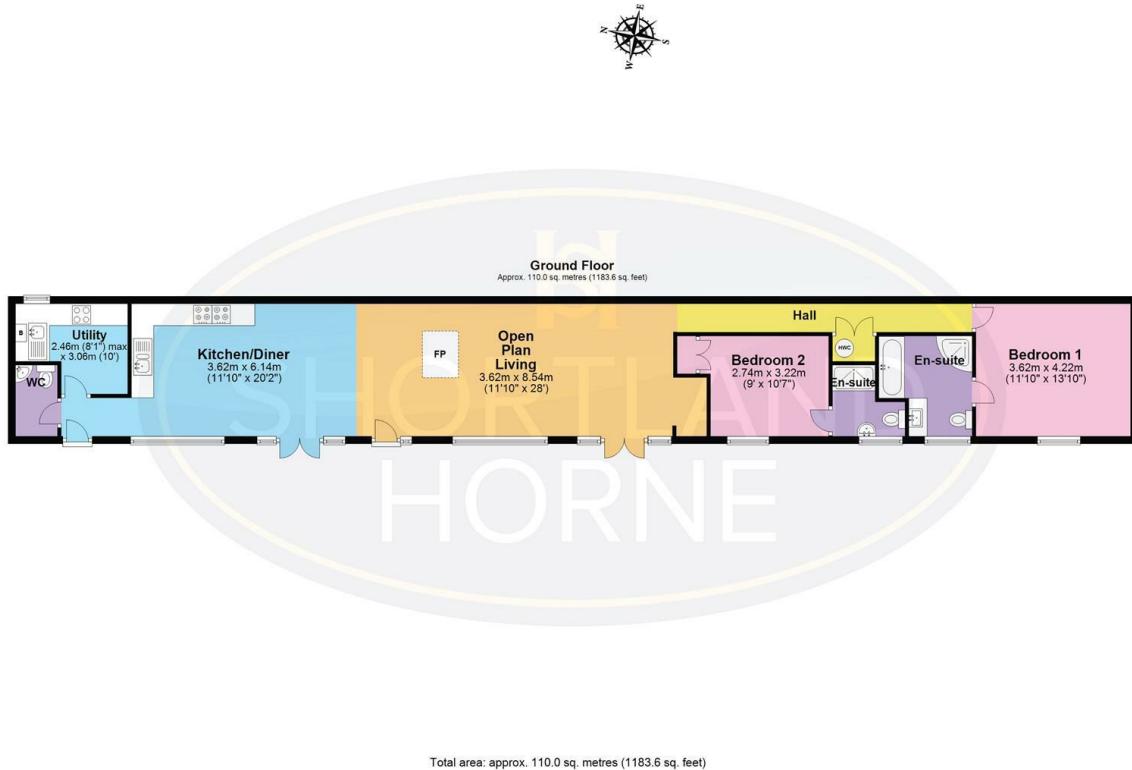
#### En-Suite

#### Bedroom Two

2.74m x 3.23m

#### En-Suite

## Floor Plan



**Total area: 1183.60 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

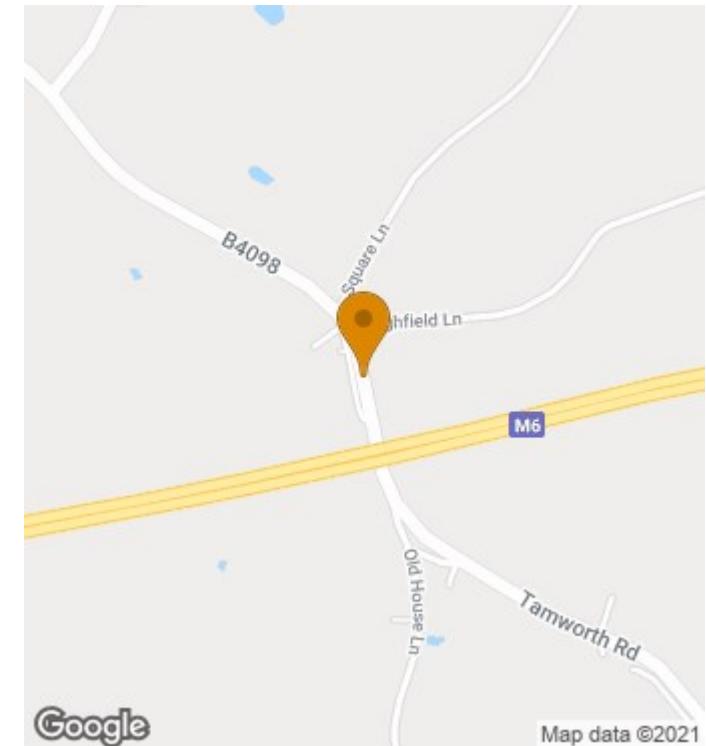
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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