



TAILOR MADE

SALES & LETTINGS



Wall Hill Road

Corley, Coventry, CV7 8AD

Asking Price £795,000



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Tailor Made Sales and Lettings Exclusive are delighted to introduce this rare and exciting opportunity to acquire a detached dwelling on a plot of just under 1.4 acres (5500 square meters) with planning permission for detached 4500sq ft home, offering the best of both worlds. Currently Magnolia View, Wall Hill Road, Corley offers a modern detached bungalow, with three excellent double bedrooms, large lounge / diner, modern kitchen with breakfast bar, spacious four-piece family bathroom, detached garden rooms including a gym with utility and WC also home bar / entertaining space. A peaceful setting in beautiful Warwickshire countryside, set amongst other exclusive detached family homes, a short distance from neighbouring Coventry, Kenilworth, Solihull and a short distance from Birmingham Airport, NEC.

The property has the huge benefit of planning permission in place for a stylish and contemporary, two storey, detached 4500 sq ft build plot, offering five bedrooms, five en-suite shower rooms and larger living space on the ground floor. The plans also include the erection of a detached double garage with an office above.

There is ample road parking with private driveway, two separate right of ways over the access lane to Wall Hill Road and lovely well kept gardens with uninterrupted countryside views. The property has gas central heating and has a newly installed large septic tank, built in readiness for the new proposed dwelling if required.

Planning reference numbers:

Ground floor extension - PL/2025/0000817/HHA

Detached two storey dwelling - PL/2025/0000810/PAHA

Detached double garage with office above - PL/2024/0001626

Magnolia View, Wall Hill Road, Corley Property Summary

Entrance hallway

Doors off to all principle rooms including the lounge / diner, kitchen, three double bedrooms and the family bathroom.

Lounge / Diner

Double glazed window to the front elevation, gas fire with modern surround, central heating radiators and double glazed patio doors onto the garden.

Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, large range cooker with six ring gas hob with hot plate, space for fridge freezer and white goods, double glazed windows and door onto the verandah and garden.

Bedroom One

Double glazed windows to the front and side elevation. Fitted wardrobes with matching dressing table and side drawers, central heating radiator.

Bedroom Two

Double glazed window and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

A large modern, fully tiled bathroom with four piece suite including large Jacuzzi bath tub, shower cubicle, wash hand basin with vanity unit, WC, radiator and double glazed window.

Detached Garden Room

Currently set up as a home gym, but has many uses, four double glazed windows and double glazed patio doors to the garden, separate utility room and WC.

Detached Home Bar

A lovely modern home bar set up, great for entertaining family and guests. Four double glazed windows and double glazed patio doors onto the garden.

Tel: 024 76939550

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you,

especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



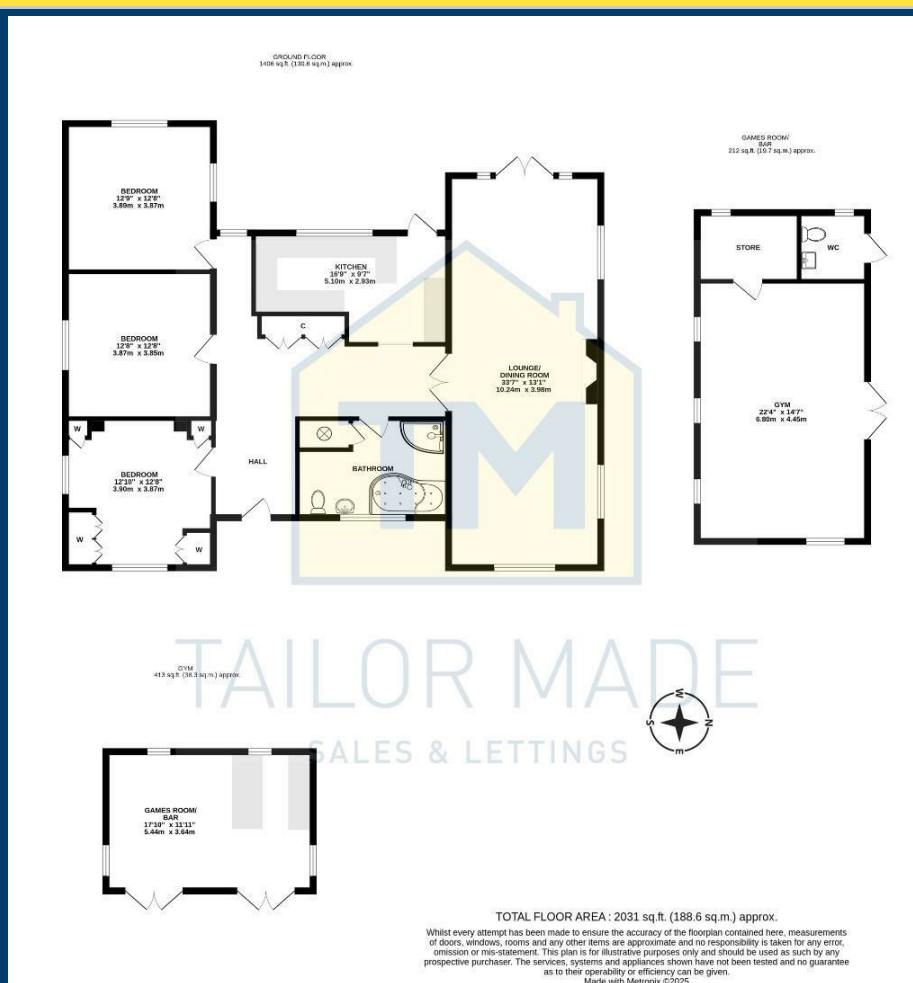
Hybrid Map



Terrain Map



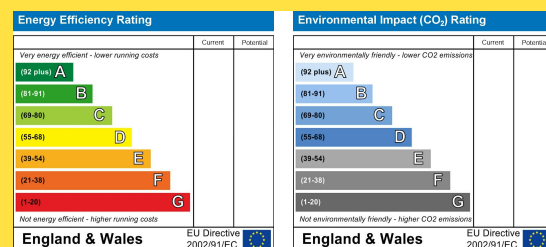
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.