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Wall Hill Road  
Corley CV7 8AD





# Wall Hill Road

## CV7 8AD

SHOW HOME LAUNCH SATURDAY 29TH JUNE BETWEEN 10AM - 3PM PLEASE CALL TO BOOK YOUR APPOINTMENT.

A bespoke development of just five luxury properties built by award winning developers O'Flanagan homes set in the highly sought after location of Wall Hill Road.

Welcome to this stunning new build property located on Wall Hill Road in the charming village of Corley, Coventry. This detached house boasts a generous 1,908 sq ft of living space, perfect for a growing family looking for a spacious home.

As you step inside, you are greeted by three inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four well-proportioned bedrooms, there is plenty of room for everyone to have their own private sanctuary within the house.

The property features two modern bathrooms, ensuring convenience and comfort for all residents. The new build nature of this home means you can enjoy the latest in design and technology, with a fresh and contemporary feel throughout.

#### Notable Features:

- ? Inviting reception hall and gallery landing
- ? Feature Oak Entrance Porch
- ? Double plinth brick around perimeter of property
- ? Oak veneer doors with polished chrome Ironmongery
- ? Zoned Underfloor heating to ground floor
- ? Aluminium Bi-Fold Doors
- ? Feature Fireplace with 5kw Log Burner installed
- ? Fibre to premises for home working
- ? CAT 5 Cabling for secure networks
- ? Vaillant Air Source Heat Pumps and cylinder

#### Kitchens and Utility:

- ? Bespoke designer kitchens with painted solid ash doors
- ? Soft Close Cabinets
- ? 20mm Quartz worktops with under-mounted sinks
- ? Selected oak drawer inners
- ? Quooker Pro Instant Boiling taps
- ? Siemens Appliances
- ? Wine Cooler
- ? Induction Hob
- ? Herringbone LVT flooring to hallway / kitchen & study

#### Bathrooms:

- ? Porcelonosa tiling
- ? LED feature lighting

selling quality  
property since 1995

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## Dimensions

Ground Floor

Hallway

Kitchen/Dining/Family  
Room

7.41 x 6.92

Lounge

4.93 x 3.85

Study

3.27 x 2.97

Utility Room

W/C

First Floor

Bedroom 1

4 x 3.52

Shower Room

Bedroom 2

3.93 x 3.41

Bedroom 3

3.75 x 3.41

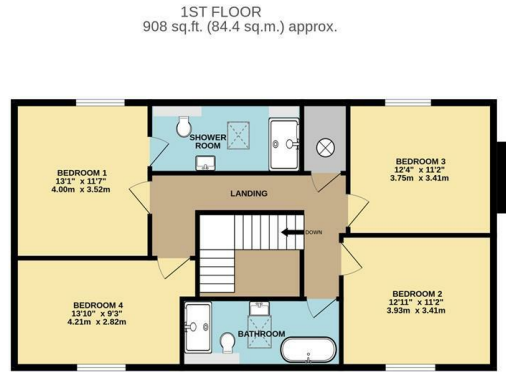
Bedroom 4

4.21 x 2.82

Bathroom

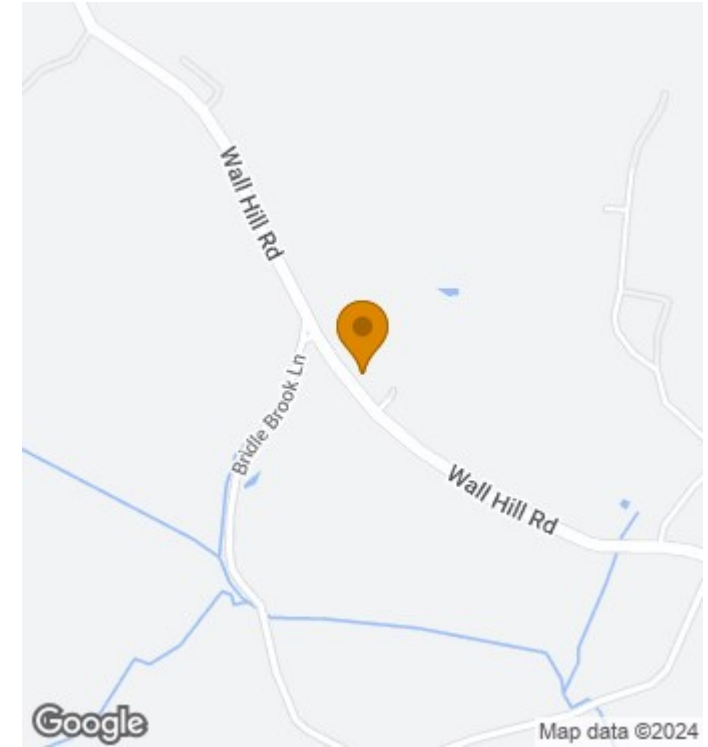
 [shortland-horne.co.uk](https://shortland-horne.co.uk)

# Floor Plan



TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location Map



Total area: 1915.00 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 Home.  
**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 Home 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 Home 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 Home'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 Home 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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