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Property Experts



Wall Hill Road
Corley CV7 8AD



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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 charming new build detached bungalow located on Wall Hill Road in the picturesque village of Corley, Coventry.

As you step into this delightful property, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or visiting guests.

The property boasts two modern bathrooms, ensuring convenience and comfort for all residents. The 1,444 sq ft of living space provides a perfect balance of room to move around and cosy corners to unwind.

Being a new build, this property offers the advantage of modern amenities and a fresh, contemporary design. The sleek finish and attention to detail make this home a truly inviting space to make your own.

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

Custom text box





Custom text box





Dimensions

Hallway

Kitchen/Dining
Room/Family Room

6.92 x 6.36

Utility

Bedroom 1

3.89 x 3.62

En Suite

Bedroom 2

3.64 x 3.20

Bedroom 3

2.40 x 2.32

Bathroom



Floor Plan

GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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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Total area: 1151.00 sq ft

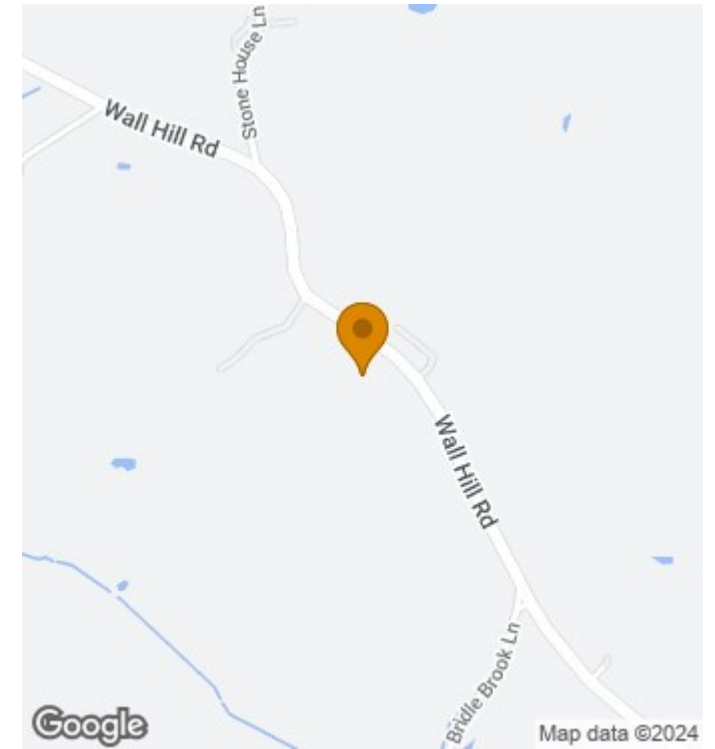
Disclaimer

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

Energy Efficiency Rating		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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



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