



4 The Oaks
Corley | Coventry | West Midlands | CV7 8QN

4 THE OAKS

Welcome to 4 The Oaks, Corley Moor—a stunning modern haven that seamlessly combines elegance and comfort. Nestled within an exclusive development by the acclaimed Cassidy Homes, this property promises a lifestyle that's both luxurious and inviting.



Welcome to 4 The Oaks, Corley Moor – Where Elegance Meets Comfort!

Nestled in the heart of the exclusive Oaks development, this stunning property is a true gem waiting to be discovered. Built by the renowned Cassidy Homes, 4 The Oaks is a modern masterpiece that blends luxury with practicality, all while being surrounded by breathtaking countryside views.

As you approach the property, you'll be welcomed by the enchanting cul-de-sac illuminated by elegant twilight lighting, setting the stage for what lies within. The ample block-paved driveway leads seamlessly to a spacious garage, providing both convenience and style.

Step inside through the inviting oak double-glazed front door into the entrance hall, where recessed lights create a warm and welcoming atmosphere. To your right, you'll find a stylishly appointed downstairs cloakroom featuring a low-level WC, wash hand basin, and part-tiled walls, all bathed in natural light from the double-glazed windows overlooking the open fields.

The heart of the home is undoubtedly the impressive kitchen, where culinary dreams come to life. With its sleek granite worktops, integrated appliances—including a wine cooler, full-length fridge freezer, and dishwasher—this space is as functional as it is beautiful. Large windows flood the kitchen with natural light, and with ample seating and plug points, it's perfect for entertaining family and friends.

Adjacent to the kitchen, the versatile dining room beckons. Whether you envision it as a cozy snug, a bright nursery, or an elegant dining space, the double French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

The utility room has built-in storage and a practical stainless-steel drainer, while the garage features an electric door and houses the boiler for added convenience.

Venture upstairs via the stunning oak staircase, framed by glass panelling, to discover a tranquil sanctuary of bedrooms. The luxurious main bedroom is a standout, complete with recessed lighting, a dressing room with soft-closing wardrobes, and French doors leading to a private balcony—your front-row seat to the stunning countryside views. The en-suite bathroom is nothing short of a spa retreat, featuring a double shower cubicle and elegant finishes.

Bedrooms two and three continue the theme of spaciousness and comfort, each offering built-in wardrobes and en-suite facilities that ensure every member of the family enjoys their own personal space.

The second floor is a delightful surprise, boasting a snug study area under a double-glazed skylight that bathes the landing in natural light. Here, you'll find two additional bedrooms with dual aspect windows and a well-appointed shower room, perfect for guests or older children.

Outside, the rear garden is an entertainer's dream, featuring an alfresco dining area ideal for summer gatherings or serene morning coffee. With a neatly maintained lawn and picket fence, the space is both inviting and functional, offering gated access for leisurely strolls or celebrations under the stars.

With no onward chain, 4 The Oaks is ready for you to move in and make it your own. Don't miss out on this incredible opportunity to live in a beautiful home surrounded by nature and community. Schedule your viewing today and start your journey to luxurious living in Corley Moor.



























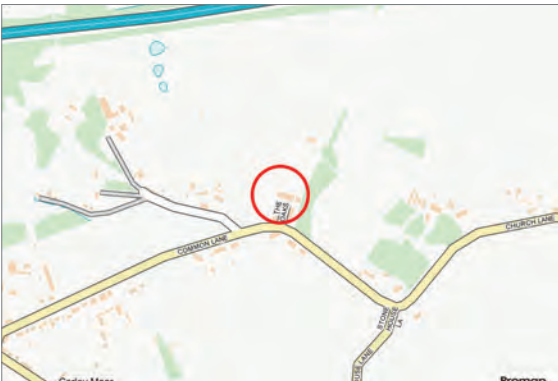




LOCATION

Nestled within the heart of Warwickshire, the quaint village of Corley Moor, with its picturesque countryside and rich history, offers residents and visitors alike a serene escape from the hustle and bustle of modern life. The idyllic village embodies the timeless charm and tranquillity of rural England. Corley Moor boasts a rich tapestry of history, with roots dating back centuries. Evidence of its past can be found in the village's charming architecture, winding lanes, and historic landmarks, which serve as a testament to its enduring heritage. Families with children will appreciate the village's proximity to quality schools and recreational facilities. Corley Moor offers a peaceful environment for children to grow and thrive, with ample green spaces and playgrounds for outdoor play. From its historic charm and natural beauty to its vibrant community spirit and convenient amenities, Corley Moor, is a village that truly embodies the essence of rural living.





Services, Utilities & Property Information

Utilities – Mains gas, electricity, water & sewers/drainage

Tenure - Freehold

Property Type – Detached House

Construction Type – Standard – Brick & tile

Council Tax – North Warwickshire Borough Council

Council Tax Band - G

Parking – Driveway & Garage Parking

Mobile phone coverage - 4G & 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Broadband Speed is available in the area

Special Notes – Ownership carries a responsibility to contribute to the maintenance of the private road through The Oaks (Corley) Management Company Ltd.

Directions – Postcode – CV7 8QN

Viewing Arrangements

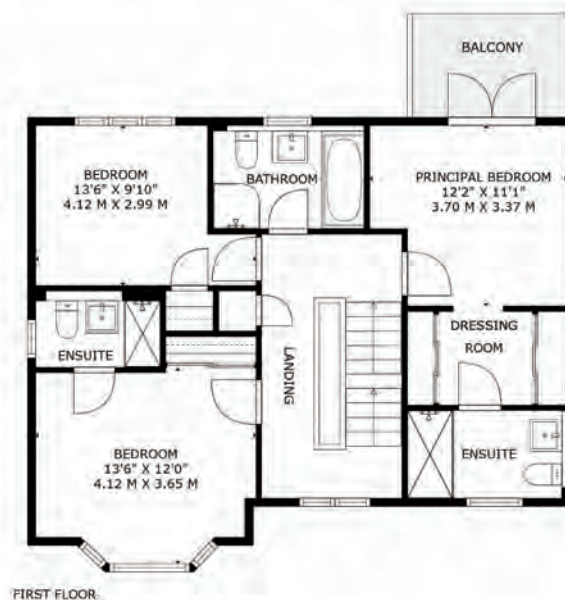
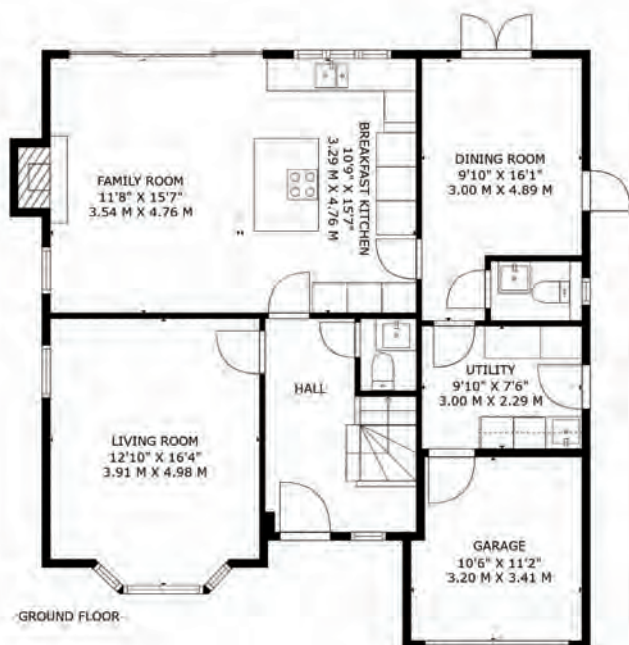
Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 – 616405

Website

For more information visit www.fineandcountry.com/coventry-estate-agents

Opening Hours:

Monday to Friday	9.00 am – 5.30 pm
Saturday	9.00 am – 4.30 pm
Sunday	By Appointment Only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2100 sq ft, 195 m²
 OPEN TO BELOW & LOW CEILINGS: 162 sq ft, 17 m² BALCONY: 61 sq ft, 6 m² GARAGE: 114 sq ft, 11 m²

OVERALL TOTALS: 2437 sq ft, 229 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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