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Windmill Lane  
Corley CV7 8AN

# Windmill Lane

CV7 8AN

This individually designed detached bungalow occupies a superb and generously proportioned plot, offering an exciting opportunity for buyers seeking a spacious home with exceptional future potential. With well-balanced accommodation throughout and significant scope to extend or reconfigure (subject to the necessary planning permissions), this is a rare opportunity to create a truly outstanding long-term home in a highly desirable setting.

The accommodation is centred around a welcoming entrance hallway, providing access to all principal rooms and creating a practical flow throughout the property. The impressive living room is a real highlight, offering an abundance of natural light through large windows and French doors opening directly onto the rear garden, creating a wonderful space for both relaxing and entertaining while enjoying views over the generous plot.

The dining room provides an ideal setting for family meals or formal entertaining and sits conveniently adjacent to the fitted kitchen, which offers an excellent range of storage and workspace. Buyers may wish to open these spaces together to create a stunning contemporary open-plan kitchen, dining and family room, subject to any required consents.

The bungalow offers three well-proportioned bedrooms, with two generous double bedrooms and a further versatile third room which is currently configured as a bedroom but could equally serve as a home office, hobbies room or be converted back into a garage if desired. The spacious family bathroom is complemented by a separate WC, adding practicality for busy households.



selling quality  
property since 1995







  
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## Dimensions

### GROUND FLOOR

Entrance Hallway  
8.08m x 0.89m

Living Room  
5.49m x 5.38m

Dining Room  
3.96m x 3.63m

Kitchen  
4.45m x 2.64m

Bedroom  
4.11m x 3.10m

Bedroom  
4.11m x 2.69m

Bedroom/Garage  
2.64m x 4.88m

Bathroom  
2.97m x 2.11m

W/C



# Floor Plan



Approximate total area<sup>(1)</sup>  
1277 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Total area: 1277.00 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

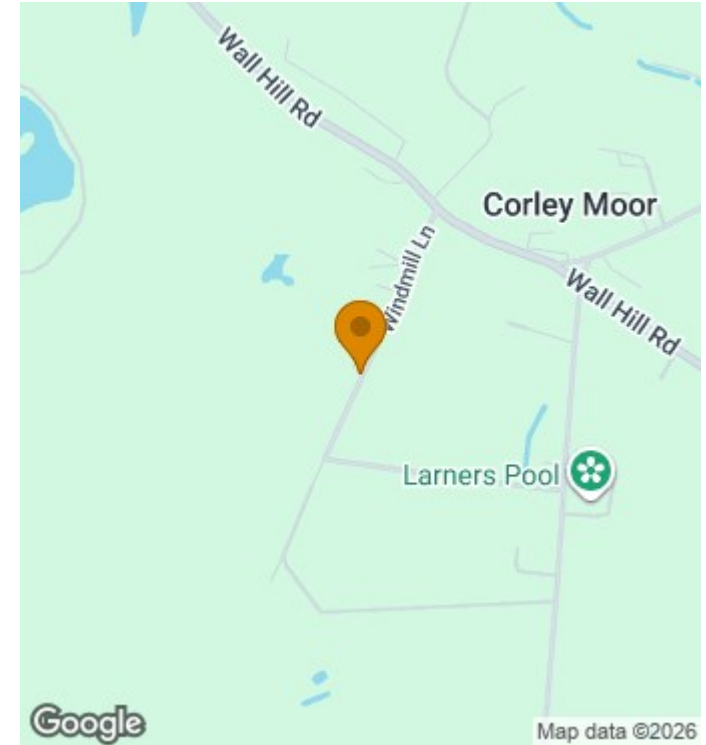
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

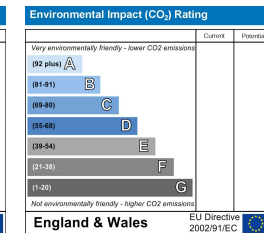
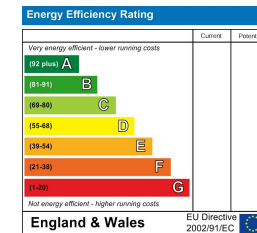
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



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