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O'FLANAGAN
HOMES
OPENING NEW DOORS

Meadow Rise, Church Lane
Corley CV7 8BA

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Nestled in the tranquil setting of Church Lane, Corley, Coventry, this exquisite five-bedroom detached residence is a remarkable renovated & part new build, completed in 2026 by the award-winning developers O Flanagan Homes. Spanning an impressive 2,606 square feet, this home offers a perfect blend of modern elegance and comfort.

Upon entering, you are greeted by a spacious layout featuring five well-appointed reception rooms, including a lounge, study, snug, boot room, and a dining room. The heart of the home is undoubtedly the open-plan kitchen and dining area, which boasts a stunning Burbidge kitchen fitted with solid ash doors and high-end Neff integrated appliances. The ambience flooring adds a touch of sophistication, making it an ideal space for both entertaining and family gatherings.

The property comprises five generous double bedrooms, two of which benefit from luxurious ensembles, alongside a beautifully designed family bathroom. Each bathroom is adorned with exquisite Porcelanosa tiles, showcasing the attention to detail that has gone into this home. The remaining areas are elegantly carpeted, providing a warm and inviting atmosphere throughout.

Additional features include underfloor heating in the kitchen, hallway, and utility room, ensuring comfort during the colder months. The property also benefits from a double garage and ample parking for several vehicles, making it practical for family living.

The fabulous garden offers a serene outdoor space, perfect for relaxation or entertaining guests. This unique home is a true gem in the heart of Corley, combining modern design with functional living spaces, making it an ideal choice for families seeking a luxurious lifestyle.

Please note that some images have been digitally altered using AI for illustrative purposes, specifically in relation to the carpets



selling quality
property since 1995









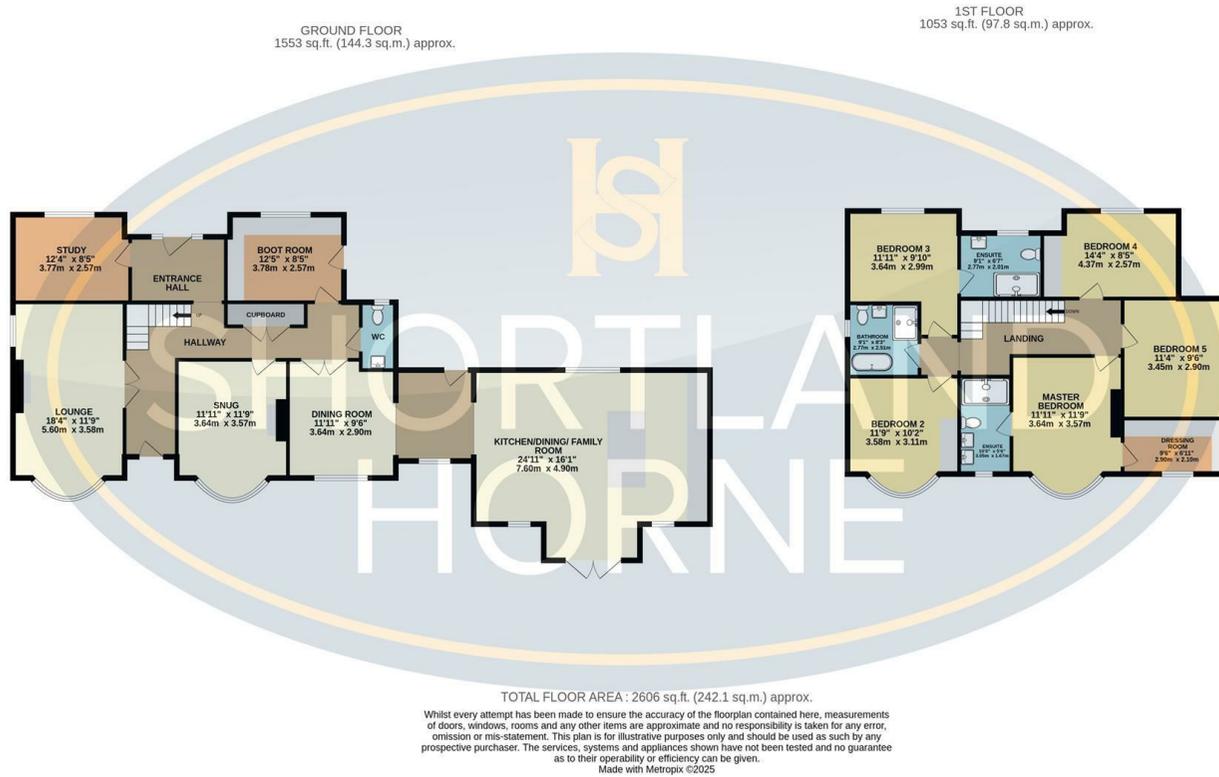
Dimensions

GROUND FLOOR	Bedroom Two 3.58 x 3.11
Entrance Hall	
Hallway	Bedroom Three 3.64 x 2.99
Study 3.77 x 2.57	Ensuite
Boot Room	Bedroom Four 4.37 x 2.57
Lounge 5.6 x 3.58	Bedroom Five 3.45 x 2.9
Snug 3.64 x 3.57	Family Bathroom
Dining Room 3.64 x 2.90	
WC	
Kitchen/Dining/Family Room 7.6 x 4.90	

FIRST FLOOR

Landing	
Master Bedroom 3.64 x 3.57	
Ensuite	
Dressing room	

Floor Plan



Total area: 2606.00 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

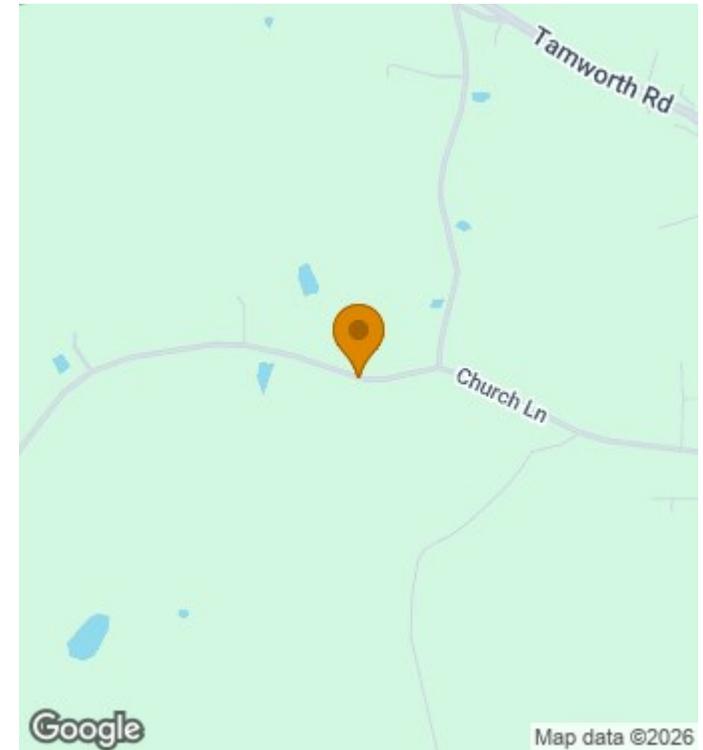
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

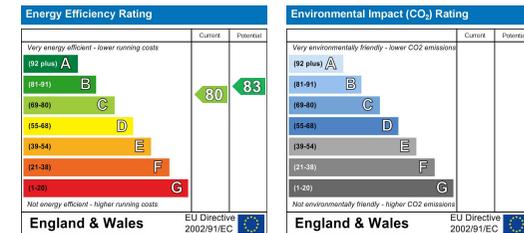
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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