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Bennetts Road North  
Corley CV7 8BG

# Bennetts Road North

## CV7 8BG

Nestled in the charming area of Bennetts Road North, Corley, Coventry, this delightful detached bungalow presents a wonderful opportunity for those seeking a home with both character and potential. Boasting three well-proportioned bedrooms, this much-loved property is perfect for families or individuals looking to settle in a peaceful yet accessible location.

The bungalow is set on a fantastic plot, offering a semi-rural atmosphere that allows for a tranquil lifestyle while still being conveniently connected to the wider region. The surrounding area is known for its picturesque views and a sense of community, making it an ideal setting for those who appreciate nature and outdoor activities.

One of the standout features of this property is its brilliant network links, ensuring that you are never far from the amenities and attractions of Coventry and beyond. Whether you are commuting for work or simply wish to explore the local area, you will find that this location provides the best of both worlds.

With its current footprint already offering ample living space, there is also significant potential to expand and enhance the property further, allowing you to create your

### LOCATION

Corley is a delightful rural hamlet located to the North-West of Coventry and some 12 miles to the East of prestigious Solihull. Tamworth Road and Corley Village include a variety of properties including many substantial and luxury detached homes. Easy access to Birmingham is found by way of Junction 3 of the M6 which is approximately 12 mins by car. Birmingham International Airport is a drive of only around fifteen minutes.

The Ricoh Arena and shopping are approx 3.6 miles or 12 mins by car (DISTANCES & TRAVEL TIMES SOURCED FROM GOOGLE MAPS).

Private and well regarded Schooling can be found by way of Heart of England (Balsall Common) as well as privately via King Henry VIII and Bablake Schools in Coventry and further local schools include President Kennedy College and Cardinal Newman RC school.

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.98m x 3.48m

Kitchen

3.05m x 2.72m

Bedroom One

3.40m x 3.33m

Bedroom Two

3.40m x 2.72m

Bedroom Three

2.39m x 2.39m

Bathroom

OUTSIDE

Double Garage

5.56m x 5.56m



# Floor Plan



TOTAL FLOOR AREA: 1098 sq.ft. (102.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Total area: sq ft

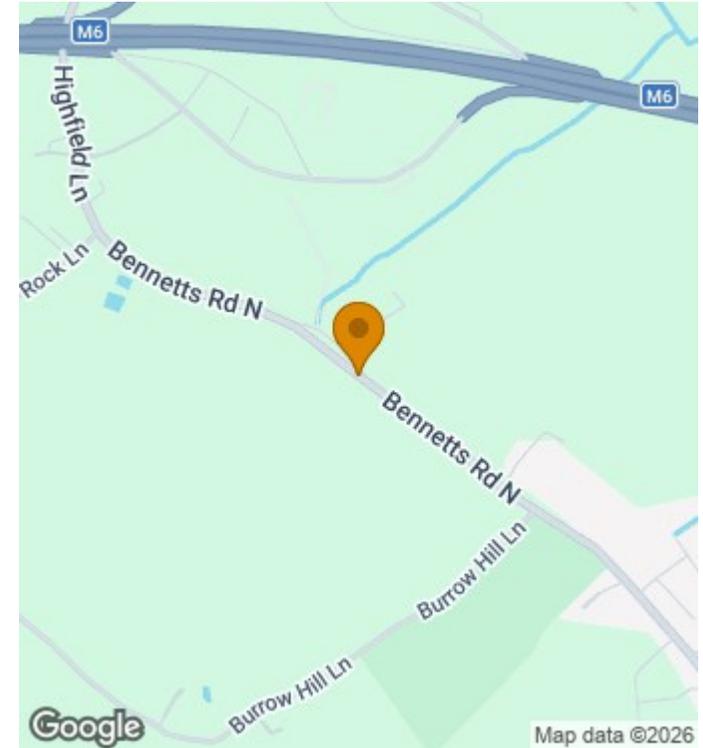
**Disclaimer**

**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

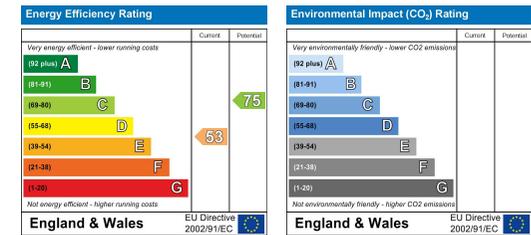
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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