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Church Lane
Corley CV7 8BA

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BACK ON THE MARKET BOOK TO VIEW BEFORE IT IS TOO LATE!

Nestled on Church Lane in the charming location of Corley, Coventry, this stunning three-bedroom detached bungalow is a remarkable new build by the award-winning developer O'Flanagan Homes. This property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The bungalow features three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and convenience. With a total of two bathrooms, this home is designed to accommodate the needs of a busy household.

The property boasts a super rear garden, perfect for outdoor entertaining or simply enjoying the tranquillity of your surroundings. Additionally, a detached garage provides ample storage space or the potential for a workshop. The bungalow is equipped with solar panels, promoting energy efficiency and sustainability.

Parking is a breeze with space for up to three vehicles, making it convenient for families or guests. The location offers excellent road links to both Coventry and Birmingham, ensuring easy access to a range of amenities, schools, and transport options.

This exceptional bungalow is not just a house; it is a place to call home. With its modern features, thoughtful design, and prime location, it presents a unique

Set against the peaceful countryside of Meadow Rise, Coventry, this thoughtfully designed three-bedroom, two-bathroom home from O'Flannagan Homes offers a refreshing balance of rural tranquillity and everyday convenience. With approximately 1,167 sq ft of well-planned accommodation, the property features a generous 19'3" kitchen/dining/family room, separate 17' lounge, two comfortable double bedrooms, a versatile third bedroom/study, and both a family bathroom and en-suite. A useful utility room, garage, off-road parking and solar panels add further practicality, making this a home designed for uncomplicated modern living.

Life here is about having a little more breathing space. Meadow Rise is a quiet, cosy development with a rural feel, yet Coventry city centre is approximately 10–15 minutes away by car (estimated), giving you the best of both worlds. Picture slow mornings, open surroundings and coming home to somewhere that feels removed from the rush, without giving up easy access to the city. For buyers looking to make a fresh start in a generous, energy-conscious home where simple living meets contemporary comfort, Meadow Rise offers an inviting place to put down roots.

selling quality
property since 1995




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O'FLANAGAN HOMES
OPENING NEW DOORS


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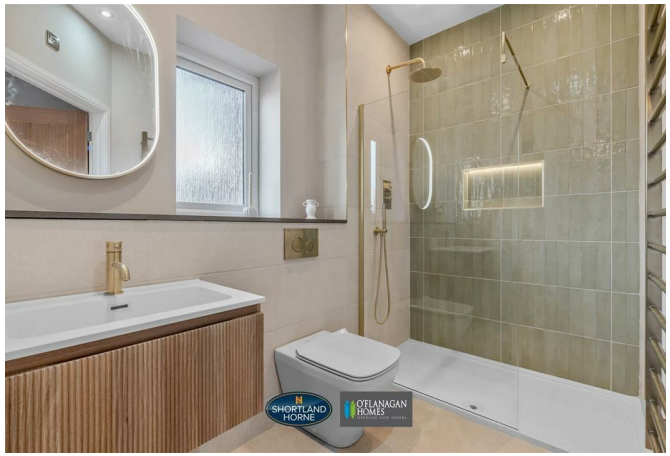

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Dimensions

Entrance Hall

Lounge
5.19 x 4.79

Kitchen/Dining/Family Room
5.87 x 4.03

Utility Room

Master Bedroom
3.75 x 2.99

Ensuite

Bedroom Two
3.51 x 2.83

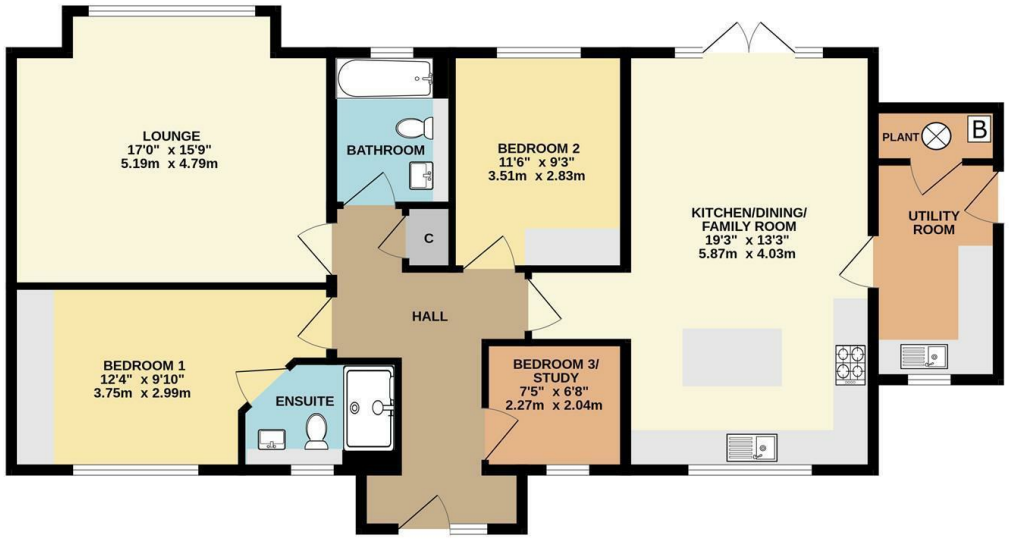
Bedroom Three
2.27 x 2.04

Family Bathroom

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Floor Plan

GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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: 1173.00 sq ft

Disclaimer

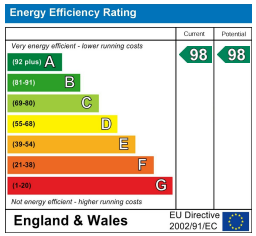
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

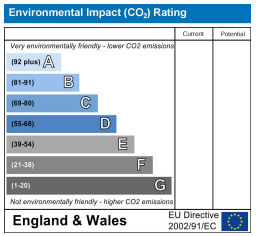
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Location Map



EPC





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