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Church Lane  
Corley CV7 8BA

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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.

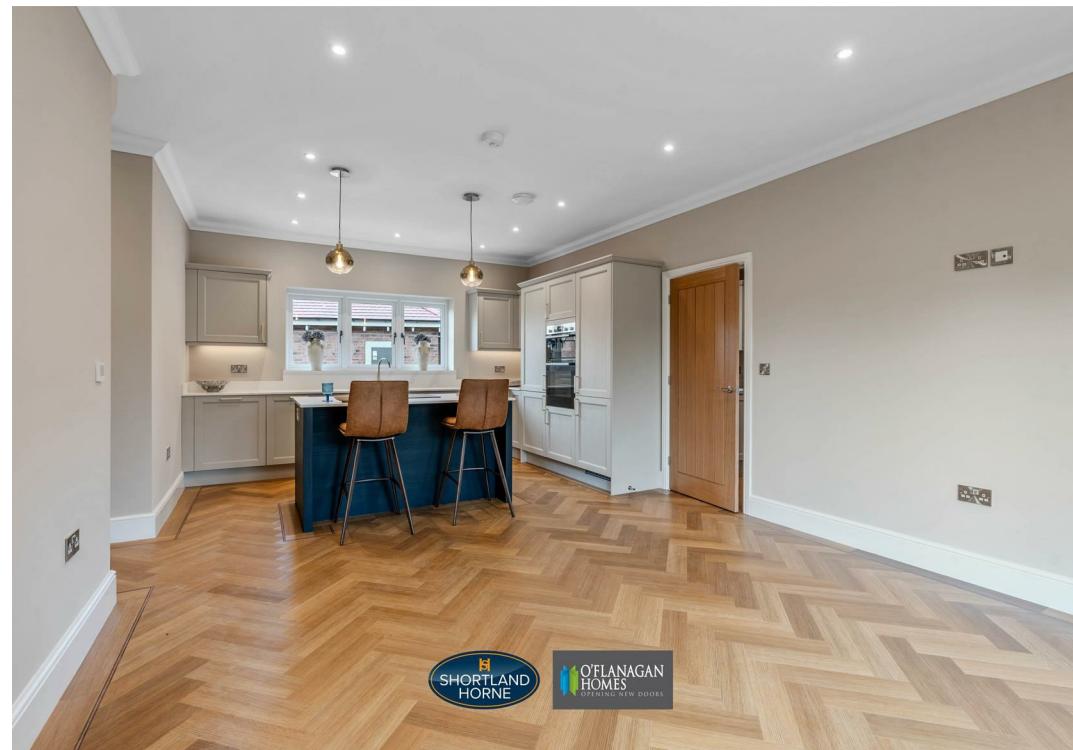
Upon entering, you will find a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The bungalow features three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and convenience. 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 opportunity for those looking to settle in a peaceful yet well-connected area. Do not miss the chance to make this beautiful property your own.









## Dimensions

Hall

Lounge

5.19 x 4.79

Kitchen/Dining/Family  
Room

5.87 x 4.03

Utility Room

Bedroom 1

3.75 x 2.99

En Suite

Bedroom 2

3.51 x 2.83

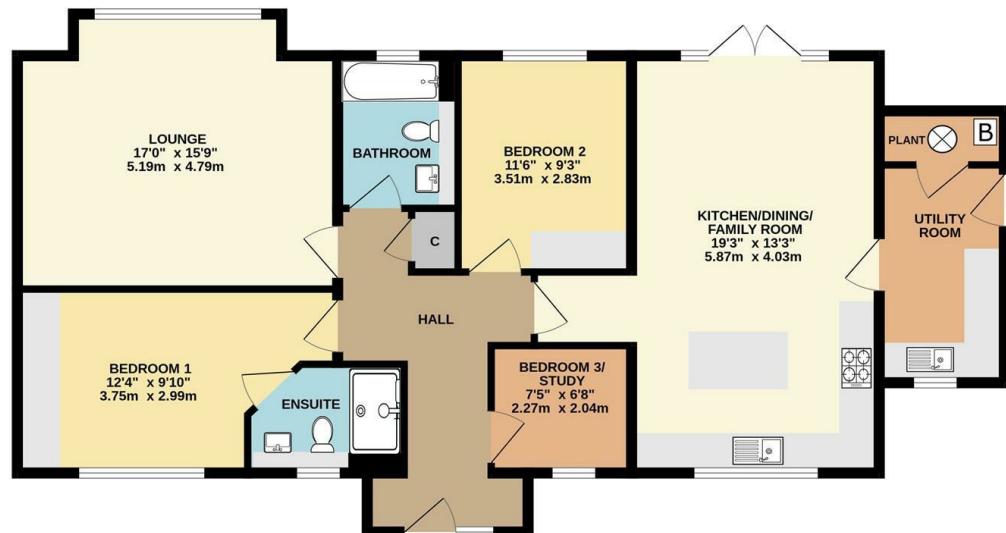
Bedroom 3

2.27 x 2.04

Bathroom

## 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 feature 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: 1167.00 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

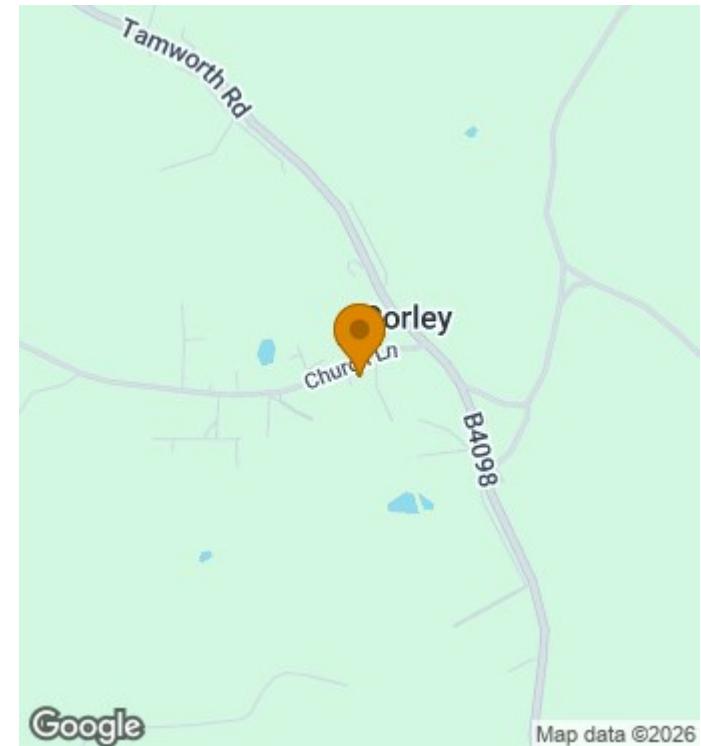
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Google

## EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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