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Wall Hill Road
Corley CV7 8RA

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Nestled in the tranquil setting of Wall Hill Road, Corley, Coventry, this exquisite detached barn conversion offers a unique opportunity for those seeking a spacious and luxurious family home which is really private with only four other barn conversions on site. Spanning an impressive 1,738 square feet, the property boasts an exceptional layout, featuring two generous reception rooms that provide ample space for both relaxation and entertaining.

With five well-appointed bedrooms, this residence is perfect for larger families or those who desire extra space for guests or a home office. The four modern bathrooms ensure that convenience and comfort are at the forefront of daily living, catering to the needs of a busy household.

There is a door from the principle bedroom leading you outside to a decked area with a sheltered Jacuzzi.

Set within an exclusive private development, this property not only offers superb living accommodation but also includes additional private land, enhancing the appeal for those who appreciate outdoor space. The barn conversion aspect adds a touch of

LOCATION

Nestled in one of the area's most sought-after rural settings, Wall Hill Road offers the charm of true countryside living with the convenience of excellent transport links. Situated within easy reach of Meriden, Coventry, and Birmingham Airport, this desirable address combines peaceful surroundings with swift access to main routes into the city and through Corley and its picturesque neighbouring villages.

Families are well catered for with a range of reputable local schools, including Allesley Primary School, Coundon Court, The Woodlands School, and Tile Hill Wood. For those seeking private education, Bablake School and King Henry VIII School are both located within Coventry.

Everyday amenities can be found in nearby Allesley Village, while the A45 Trunk Road—just under 2 miles away—connects seamlessly to the regional commuter network. Birmingham Airport is a convenient 13-minute drive, and the premium shopping destination of Solihull can be reached in just 21 minutes.

[All journey times and distances sourced from Google Maps and are approximate.]

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Dimensions

GROUND FLOOR

Bedroom

4.37m x 4.17m

Entrance Hallway

En-Suite

Kitchen

7.75m x 4.39m

Lounge

6.58m x 4.98m

Kitchenette/Lounge

4.37m x 2.54m

Bedroom

3.00m x 2.49m

En-Suite

Utility Pantry Room

2.74m x 2.26m

Shower Room

W/C

Bedroom

2.74m x 2.36m

Bedroom

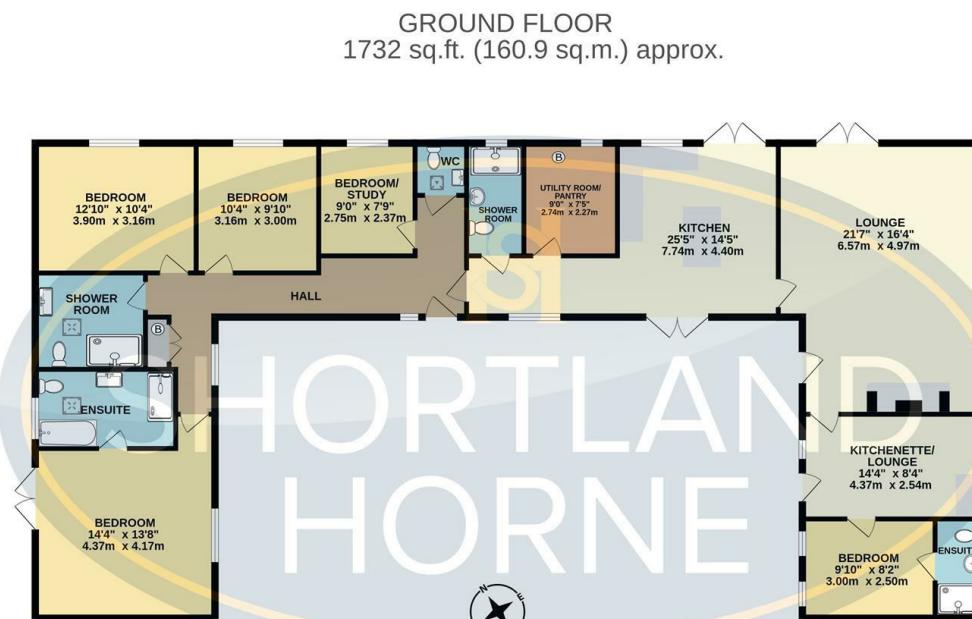
3.15m x 3.00m

Bedroom

3.91m x 3.15m

Shower Room

Floor Plan



Total area: 1738.00 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

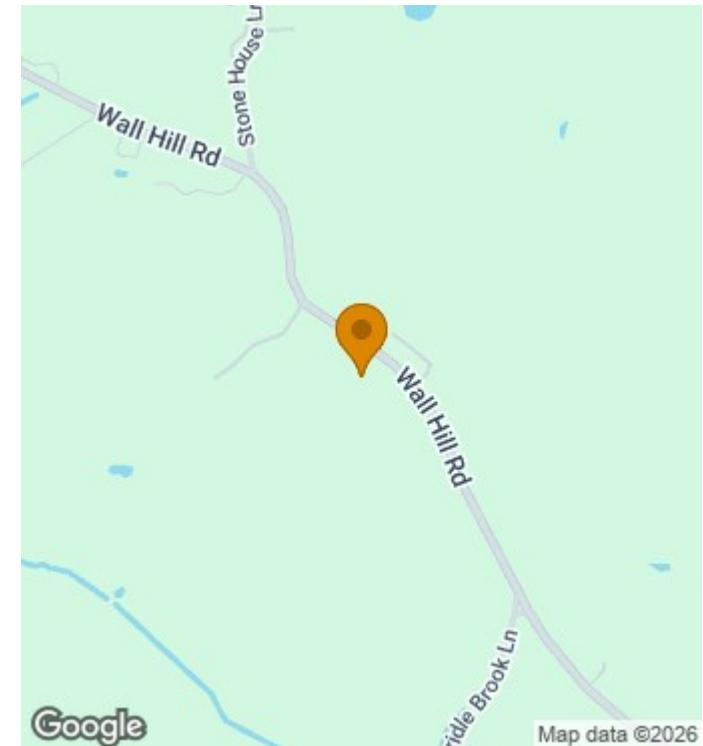
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



EPC

Energy Efficiency Rating		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			
		49	53
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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