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Property Experts



The Laurels
Corley CV7 8FA

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A fantastic opportunity to acquire this well-proportioned three-bedroom semi detached family home, situated within the popular village of Corley. Offering spacious and versatile accommodation across two floors, the property benefits from a driveway providing off-road parking to the front, a fully enclosed rear garden and an excellent layout ideally suited to first-time buyers, growing families and those looking to enjoy village living whilst remaining within easy reach of Coventry and the surrounding motorway networks.

Upon entering the property, you are welcomed into a particularly generous living room, providing an excellent space for both relaxing and entertaining. The room benefits from a feature bay window, allowing plenty of natural light to fill the space, whilst its excellent proportions offer flexibility for a variety of furniture arrangements. A staircase rises to the first-floor accommodation.

Positioned towards the rear of the property is a spacious kitchen, offering an excellent amount of room for everyday family living, with ample space for kitchen units, appliances and dining furniture. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces, particularly

Externally, the property enjoys the benefit of a driveway to the front, providing valuable off-road parking. To the rear is a fully enclosed garden, offering a private outdoor space ideal for families with children, pets, outdoor dining and entertaining. The garden also provides excellent potential for prospective purchasers to create their own outdoor retreat.

Location

The property is situated within the desirable village of Corley, a popular semi-rural location on the outskirts of Coventry, offering an attractive balance between peaceful village surroundings and excellent accessibility to nearby towns and cities.

Corley is particularly well regarded for its countryside setting, village atmosphere and convenient access to surrounding amenities. The nearby areas of Keresley, Allesley and Coundon provide a variety of local shops, supermarkets, schools and everyday facilities, whilst Coventry city centre offers a much wider selection of shopping, restaurants, leisure facilities and entertainment.

For families, the surrounding area offers access to a choice of primary and secondary schooling, subject to individual catchment areas and admissions criteria.

Commuters are particularly well catered for, with convenient access to the A45, A444, M6 and M42 motorway networks, providing excellent connections towards Birmingham, Solihull, Nuneaton and the wider Midlands region. Coventry Railway Station also offers

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Lounge

4.40 x 5.45

W/C

1.99 x 1.00

Kitchen

4.40 x 2.99

FIRST FLOOR

Bedroom One

4.39 x 3.63

Bedroom Two

0.61m.6.40m x

0.61m.30.18m

Bedroom Three

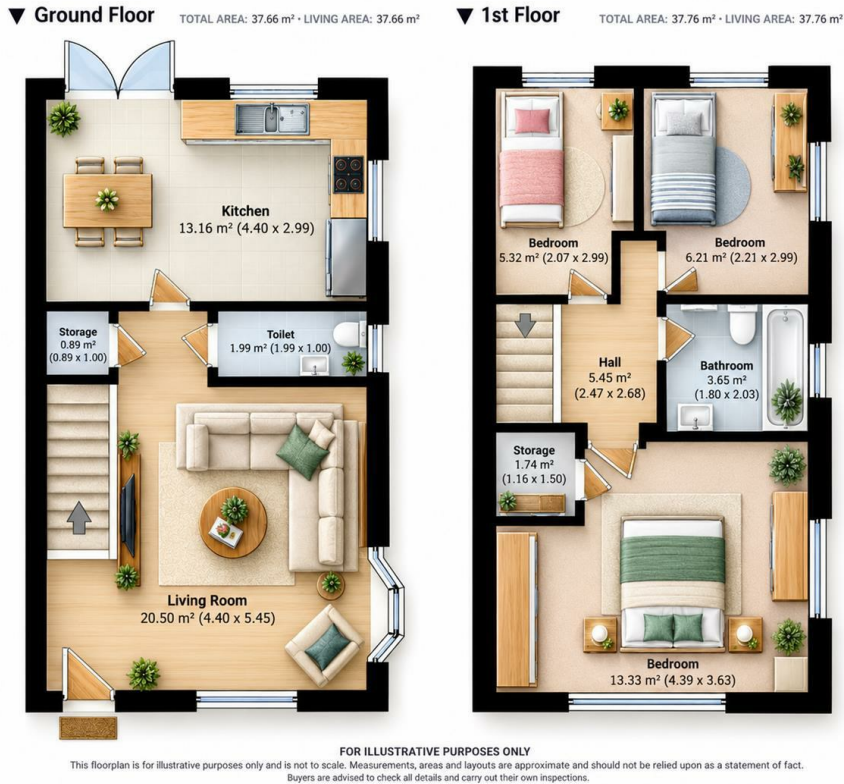
0.61m.2.13m x 0.61m.30.18m

Bathroom

0.30m.24.38m x

0.61m.0.91m

Floor Plan



Location Map



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

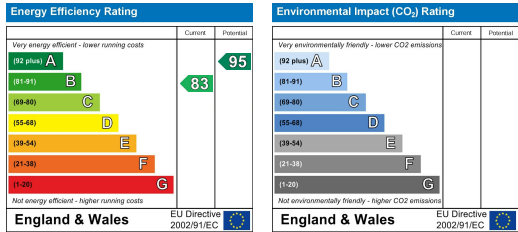
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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