

Orchard House, Wall Hill Road, Corley, Coventry, West Midlands.  
CV7 8AH

Offers Over £900,000 Freehold

FOR SALE



**bayzos.**

## PROPERTY SUMMARY

No Upward Chain | Sought After Rural Location | Lots of Character & Charm | Large Kitchen | Total Plot Size 1.2 Acres | Main House Approx. 184 Sq. M | Separate Self- Contained Annex | Triple Detached Garage & Ample Parking | Open Fire Grate & Coal Effect Gas Stove Fireplaces | EPC Rating D Potential C

## FEATURES

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- Sought After Rural Location
- Total Plot Size 1.2 Acres
- Main House Approx. 184 Sq. M
- EPC Rating D Potential C
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- Large Kitchen
- Triple Detached Garage & Ample Parking
- Separate Self- Contained Annex



## PROPERTY DESCRIPTION

### <b>Land</b>

Total Plot Size 1.2 Acres.

Extensive grounds, carriage drive way with further parking at rear behind gated access.

Pleasant courtyard area from kitchen. Several further seating areas. Formal lawned garden with mature shrubs. Greenhouse and vegetable garden. Large orchard surrounded by mature trees, with further area that has potential as a paddock.

### <b>Sellers Comments</b>

Peaceful rural location, but close proximity to NEC, Birmingham International Airport and train links.

Commuter links to Birmingham and other cities. Close motorway links.

### <b>Property Location</b>

Corley Moor is a North Warwickshire village, part of Corley and Corley Ash and is 5.3 miles North East of Coventry City centre and perfectly located for access to the national motorway network with the M6 closeby whilst Birmingham International Airport is 16 minutes drive away. Right in the Heart of England Way, Corley Moor is a friendly village that has two nice pubs, an event centre, bowling club, and a brilliant village hall that holds various events. There are golf courses and National Trust properties to visit nearby and although it is a rural location, there is easy access to amenities in Solihull and Coventry, so it really is the best of both worlds.

## ROOM DESCRIPTIONS

### Room Measurements

Room dimensions and total floor areas are included without our floor plan

### Additional Information\*.....

Council Tax Band: G (Approx.£3689.00 p/a)

How Old is the Property: Approx. 1850s

How Long Have the Current Owners Lived at the Property: Since 2001

Parking: Triple garage plus ample of parking

Loft: Insulated and access hatch

Windows: Double glazed U-PVC throughout house. Within annex double glazed U-PVC windows mostly. Few older wooden windows. Some of wooden ones are double glazed, some single glazed lead pane.

Heating System: Gas central heating

Boiler Location & Service: Airing cupboard in the bathroom & Dec 23

Age of Boiler: 7 years old

Fireplace: Snug Room - open fire grate & lounge - coal effect gas stove

Fuse Box Location: Utility room

Annex: Potential holiday let office space or for independent accommodation for a relative

Garden Orientation: Surrounds property from all directions

\*Please verify these details through the conveyancing process



# FLOORPLAN & EPC

