



Corley Manor
Tamworth Road | Corley | CV7 8AA

FINE & COUNTRY

CORLEY MANOR

Set in 1.5 acres of private garden this Grade II listed property has been refurbished and remodelled from top to bottom to the highest standard and specification. The current owners have also tastefully extended this imposing home to create a fantastic kitchen diner fitted with all the latest SMEG integral appliances. If you are looking for a property with the 'wow' factor, this is definitely it.

CORLEY MANOR



The property is entered through the main double doors and into the reception hall with flagstone flooring and high ceilings. To the right is the first reception room, currently being used as a study. Further along the hall and again to the right is the dining room. Next to this is the formal living room or drawing room. The extended kitchen diner, with a large central chef island, has high specification fixtures and fittings throughout, this spectacular room opens onto the garden. Also on this floor is the utility room, the downstairs wc and the boiler room, the second staircase is also accessed from here.











A stainless steel refrigerator with a digital display screen on the door, positioned between two sets of kitchen cabinets.

A stainless steel gas range with a large oven below and a cooktop above, integrated into the kitchen cabinetry.







Just off the main reception hall, is a second lobby area with an impressive staircase leading to the first floor. On the first floor, there are five bedrooms with the fifth being used as a dressing room. Two of the bedrooms have their own ensuite and one of the bedrooms has a Jack and Jill ensuite to the main family bathroom with twin showers and freestanding Nickel bath.



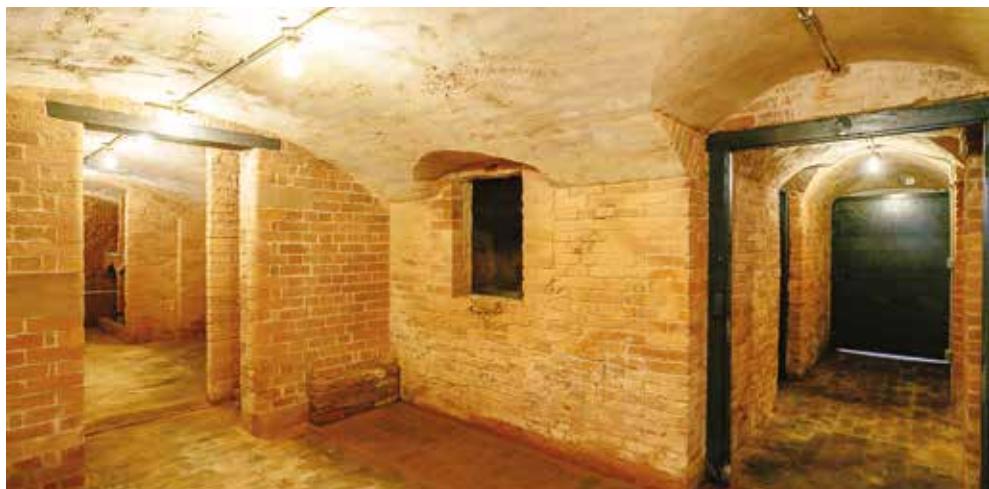








Outside the garden has been landscaped and has a patio area wrapping around the length of the property. The property is set back from the road and accessed through secure automatic gates.



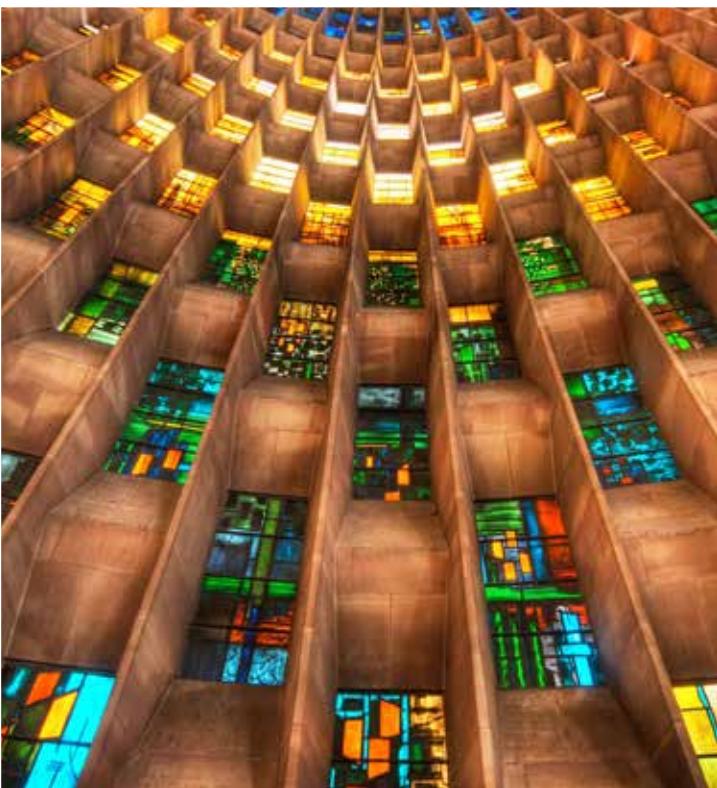


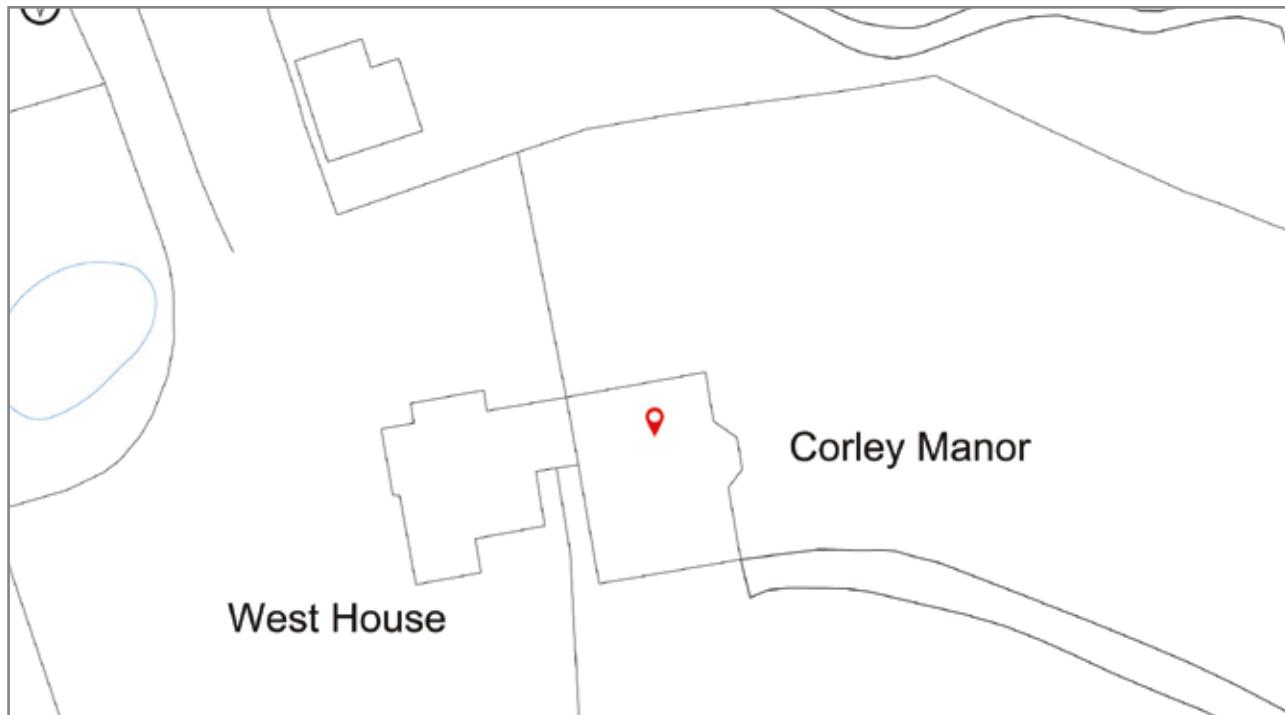




LOCATION

This property is in Corley, a sought-after village on the outskirts of Coventry to the north which in turn provides excellent access to the M6 Motorway which connects to the M42 and the M40. Access from this property to Solihull and Birmingham are easy and the NEC and Birmingham International Airport are also easily accessible.





SERVICES TO THE PROPERTY

All mains connected

LOCAL AUTHORITY

North Warwickshire Borough Council

VIEWING ARRANGEMENTS

Strictly via the vendor's sole agents Fine & Country

WEBSITE

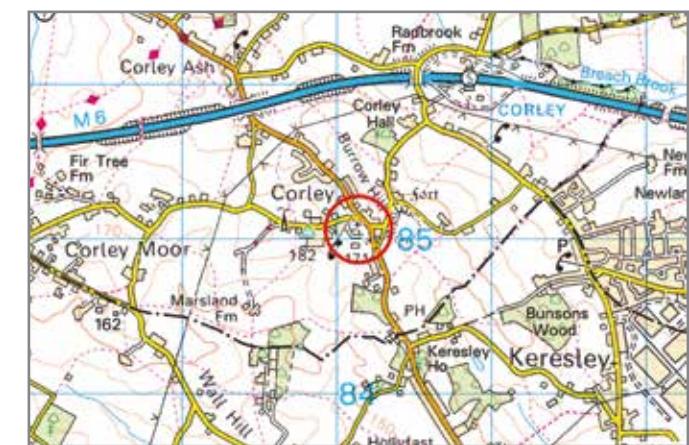
For more information visit www.fineandcountry.com

OPENING HOURS

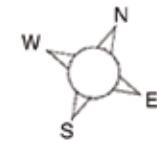
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday 11.00 am - 3.00 pm



Corley Manor, Tamworth Road, Corley, Coventry
Approximate Gross Internal Area
5871 Sq Ft/545 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8389711/MKB

EPC Exempt





CLINT NYKAMP
SENIOR PARTNER

Fine & Country Solihull
14 years experience | 0121 746 6400
email: clint.nykamp@fineandcountry.com

Born in South Africa and following a 7-year career in the British Army, Clint Nykamp left having been granted 'Exemplary Service' by the Colonel of the Regiment he served and has left the Armed Forces understanding the value of communication and professionalism. Nowadays Clint is a retired Rugby player and enjoys his family life, he lives with his partner and has a young son and daughter which he dotes on, he also has a Springer Spaniel with way too much energy! Clint has been in the industry for 14 years now bringing a wealth of experience in the luxury housing market. Clint specialises in selling homes by way of Open House and holds several record sale prices in the West Midlands.

YOU CAN FOLLOW CLINT ON



“

Clint has been excellent in selling our house. He achieved well above the guide price and dealt with difficult negotiations along the way. We would highly recommend Clint over local estate agents who suggested we should anticipate £100K less than Clint achieved for us!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)2476 500015
coventry@fineandcountry.com
2 Greyfriars Court, Coventry, West Midlands CV1 3RY

