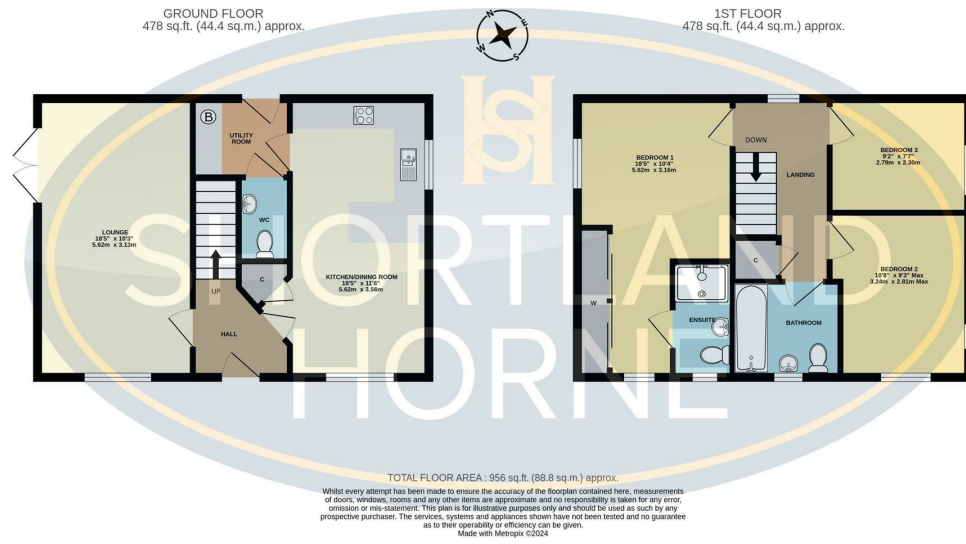


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

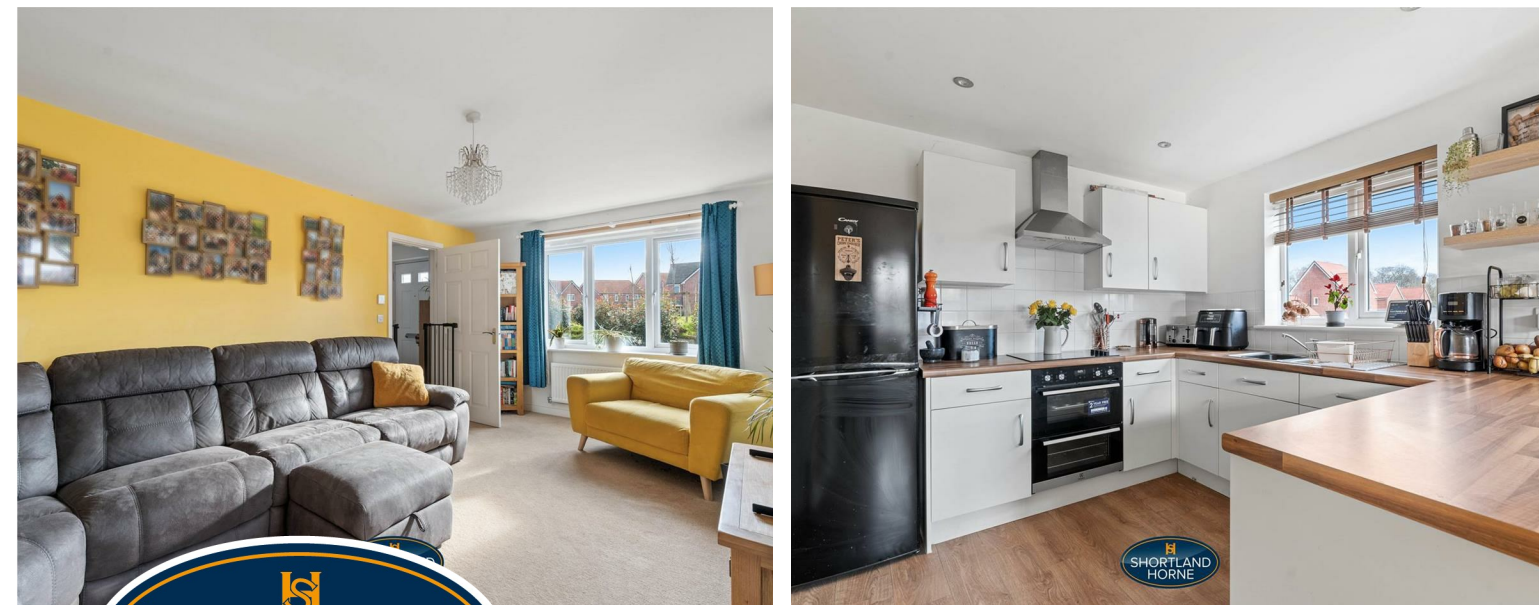
Appliances

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.



Shortland Horne Walsgrave Branch
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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Beachcomber close
Willenhall CV3 3JW



£300,000

**Bedrooms 3
Bathrooms 2**

Situated within the sought-after new-build development of Willenhall, Beachcomber Close pairs contemporary living with a friendly community vibe. Here you'll find this double-fronted residence with a driveway, epitomising a seamless blend of exterior and interior design. Constructed in 2020 and lovingly maintained by its original owners, this dwelling embodies contemporary comfort and style.

One of its notable features is its prime location adjacent to a lovely children's park and its close proximity to the Coventry Eastern Bypass, reachable within a convenient 5-minute drive, facilitating effortless commuting and travel.

The ground floor unfolds with two expansive living areas stretching the length of the home. On one side, a capacious dual-aspect living room, aglow with natural light from a window and French doors, offers ample space for relaxation, ideal for unwinding with your favourite Netflix series while dinner simmers in the kitchen. The French doors open onto the garden, providing an idyllic setting for outdoor dining. A door separates this versatile family space from the hallway, catering well to pet owners. Across the hall lies the heart of the home: a kitchen/dining room embracing the benefits of open-plan living, complemented by a utility room to keep clutter discreetly tucked away. The kitchen boasts inset spotlights, ample workspace, a built-in oven, electric hob, extractor hood, dishwasher, and space for a tall fridge/freezer. It's the perfect spot to savour morning coffees and breakfast bathed in natural light. The utility/laundry room is furnished with a washing machine and tumble dryer.

Ascending to the first floor, three well-proportioned bedrooms await. Bedroom one features an en-suite for added seclusion and respite from the bustle of family life. A family bathroom, in addition to the downstairs cloakroom/WC, ensures no shortage of bathroom facilities in the morning rush. The main bedroom is illuminated by natural light from two windows and offers a spacious built-in wardrobe with glass sliding doors. All bedrooms are tastefully adorned, promising a restful night's sleep. The immaculate bathroom boasts a bathtub with a shower overhead, offering an ideal space to unwind and refresh at day's end.

Outside, the sun-drenched rear garden is expansive, private, and perfect for family enjoyment. A sizable patio area with a veranda offers respite from the sun or shelter during wetter weather, while ample lawn space beckons children to play. Parking is ample, with street parking available and a private driveway alongside the garden, ensuring convenient off-road parking with ease.

Enveloped by an array of local amenities and excellent road connections, Beachcomber Close stands as the quintessential, energy-efficient home for contemporary living, boasting thoughtfully designed and sociable spaces.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Looking for a property to buy
 Parking Arrangements: Driveway
 EPC Rating: B
 Total Area: Approx. 956 Sq. Ft



GROUND FLOOR

Hall
 Lounge 18'5 x 10'3
 Kitchen/Dining Room 18'5 x 11'8

Utility Room
 WC

FIRST FLOOR

Landing

Bedroom 1 18'5 x 10'4
 En-Suite
 Bedroom 2 10'8 x 9'3 (max)
 Bedroom 3 9'2 x 7'7

Family Bathroom
OUTSIDE
 Rear Garden
 Driveway