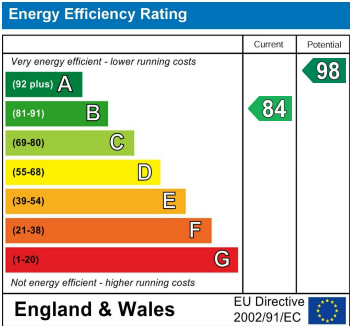


Floor Plan



EPC



**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**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

**follow us**  



**follow us**  

**Bracken Walk**  
**Willenhall CV3 3JZ**





£195,000

Bedrooms 2  
Bathrooms 1

Welcome to your stylish, energy-efficient home nestled in the desirable new-build community of Bracken Walk, Willenhall. Built in 2021 and carefully maintained by its original owner, this stylish property is offered with no chain and features solar panels for sustainable energy, providing modern comforts with lower energy costs. Set within a close-knit cul-de sac, it offers a warm community feel alongside convenient access to urban amenities.

Upon arrival, the convenience of a private driveway at the front enhances the appeal. Step inside to find a fresh, airy interior, with crisp white walls setting a bright, inviting tone. The entrance hallway leads to a spacious living room, comfortably accommodating a large sofa on soft, plush carpet. Adjacent, the sleek kitchen/diner impresses with a contemporary design, featuring white cabinets and contrasting grey worktops and splashback. Complete with an integrated oven, electric ceramic hob, and extractor, this kitchen meets all culinary needs, while the dining area has space for a table and is bathed in light from both a window and French doors that open to the garden. Inset spotlights add to the ambiance, creating a welcoming atmosphere.

Returning to the hallway, a convenient WC/cloakroom is located before ascending the stairs to the first floor. Here, two peaceful double bedrooms await, each thoughtfully designed for relaxation. The main bedroom spans the width of the property, featuring dual aspect windows and ample room for a king-size bed and furnishings. Bedroom two, overlooking the garden, is equally spacious, fitting a double bed and additional furniture with ease. The modern bathroom offers a tranquil retreat with a pristine white suite and a shower over the bath.

Outside, the private, sun-kissed rear garden beckons with its inviting layout. Mostly laid to lawn, it provides plenty of space for outdoor activities, with a gravelled area perfect for late-night drinks by the firepit or alfresco dining.

Beyond the home, the area offers a wealth of amenities, including highly-rated schools, local shops, the Airport Retail Park, and convenient transport links. With nearby routes like the M6 and A46, commuting and travelling around Coventry are seamless. Stylish, energy-efficient, and perfectly situated, this property is ready to welcome you home.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: Driveway (1 Car)  
Garden Direction: South Facing  
Council Tax Band: A  
EPC Rating: B  
Total Area: Approx. 581 Sq. Ft  
Annual Service Charge: £150



GROUND FLOOR		Bedroom 2	12'7 x 8'2
Hallway		Bathroom	
Guest WC		OUTSIDE	
Lounge	15'2 x 9'5	Rear Garden	
Kitchen/Dining Room	12'7 x 8'1	Driveway (1 Car)	
FIRST FLOOR			
Landing			
Bedroom 1	12'7 x 8'7		