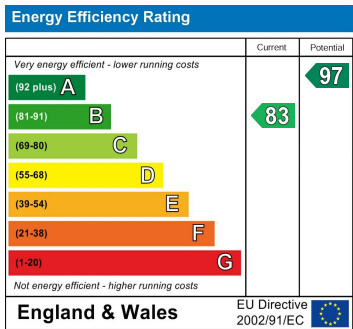


Floor Plan



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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:**  
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10 Euston Place, Leamington Spa CV32 4LJ

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

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**follow us**  

**Crown Farm Close**  
**CV3 3JY**





£200,000

Bedrooms 2  
Bathrooms 1

Tucked away in the quiet, welcoming cul-de-sac of Crown Farm Close, Willenhall, this beautifully presented and energy-efficient home offers the perfect blend of contemporary style, practical design, and community charm. Built in 2021 and lovingly maintained by its original owner, this chain-free property is ready to move into, offering a smooth and stress-free transition for its next owners. Solar panels provide a sustainable, cost-effective edge — reducing your energy bills while helping the planet.

As you arrive, a private driveway and neat frontage greet you, setting the tone for the fresh, modern interior that lies beyond. Step inside and you're welcomed by a light-filled hallway with crisp white walls and a soft, neutral palette. The living room to the front is a calming space, with plush carpet and generous proportions — ideal for cosy evenings or laid-back weekends. At the rear of the home, the heart of the house unfolds in the form of a sleek kitchen/diner. High gloss grey cabinetry pairs effortlessly with contrasting worktops, creating a contemporary yet practical space, fully fitted with an integrated oven, ceramic hob, and extractor. The dining area is bright and inviting, with both a window and French doors that lead straight out to the garden — perfect for easy indoor-outdoor living.

Upstairs, two spacious double bedrooms offer peaceful retreats. The main bedroom spans the entire width of the home and enjoys dual-aspect windows that flood the room with light, alongside ample space for a king-size bed and additional furnishings. The second bedroom, overlooking the garden, is equally generous — ideal for guests, children, or as a comfortable home office. The bathroom completes the first floor, with a modern white suite and shower over the bath, offering a clean, calming space to refresh and unwind.

Step outside and discover the south-west facing garden — a sun-drenched spot designed for both relaxation and low-maintenance living. As you step out from the French doors, you're met with a smart patio area, perfect for morning coffee or evening drinks. Beyond, gravelled sections add character and flexibility, while a central artificial lawn stays perfectly green all year round — no mowing required.

Ideally positioned for both lifestyle and convenience, the home is close to well-rated schools, local shops, the Airport Retail Park, and major routes such as the M6 and A46 — making travel around Coventry and beyond a breeze. Stylish, sustainable, and offered with no onward chain!

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway (1 car)  
Garden Direction: South-West  
Council Tax Band: A  
EPC Rating: B  
Approx. Total Area: 601 Sq. Ft



GROUND FLOOR		Bedroom 2 Bathroom OUTSIDE Rear Garden Driveway (1 Car)	12'10 x 8'7
Hall			
WC			
Lounge	15'2 x 9'7		
Kitchen/Dining Room	12'7 x 8'1		
FIRST FLOOR			
Landing			
Bedroom 1	12'10 x 8'5		