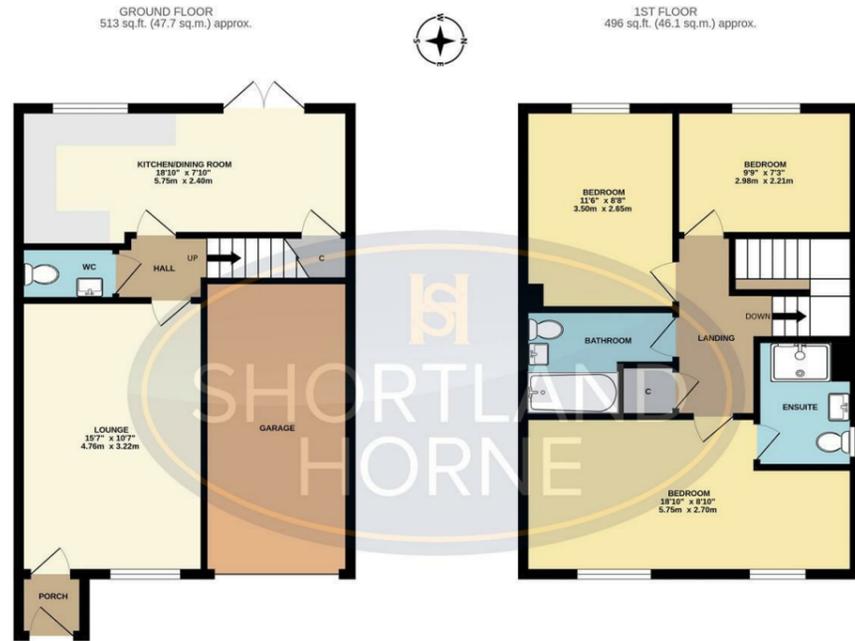


## Floor Plan



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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.  
Made with Mermap 12/2014

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		83	
(81-91) B			
(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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**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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**Ravens Flight**  
**Willenhall CV3 3HY**



# £280,000 Guide Price

## Bedrooms 3 Bathrooms 2

This stylish and modern 3-bedroom semi-detached home, tucked away in the highly desirable new build development in Willenhall, is packed with style and personality! Built in 2018 and still covered by its NHBC warranty, this home has been lovingly maintained and upgraded by the current owners, making it feel fresh and ready for you to move right in. Let's take a tour!

First, park up on your spacious 2-car driveway and step into the porch—where you'll be greeted by sleek grey laminate flooring that flows through the lounge, hallway, staircase, and bedrooms. Once inside, the bright and airy lounge welcomes you with its crisp white walls, perfect for adding your personal touch, and plenty of space to kick back on a large sofa with friends and family.

The kitchen is a true showstopper, featuring trendy white cabinets with bold black handles, an induction hob, and built-in oven. The new tiling adds a fresh feel, while the chic black tap and light fittings tie it all together. Enjoy your meals in the dining area, which has a sleek wood wall panel that adds texture and character and overlooks the garden through French doors—ideal for indoor-outdoor entertaining!

Need a quick refresh? The newly tiled guest WC is conveniently located downstairs.

Upstairs, the master bedroom spans the full width of the home, giving you plenty of space to relax, and it comes with a gorgeous re-fitted en-suite featuring a vanity unit that's as practical as it is stylish. The second bedroom is another generous size, while the third, currently used as a dressing room, could easily transform into a cosy guest room or home office. The family bathroom has also been updated, with modern tiling and vanity units that make it the perfect spot for a bit of pampering.

Step outside, and you'll find your own private oasis—a garden with modern fencing, an extended patio, and a lush lawn that's perfect for summer BBQs or lazy afternoons in the sun. The aluminium pergola offers a stylish shelter from the sun or rain.

The fully plastered garage with skirting adds a touch of future potential—whether it's extra storage, a workshop, or perhaps even converting it into another room!

With excellent local amenities and transport links, Ravens Flight is the perfect spot for modern, energy-efficient living. Whether you're enjoying the sociable kitchen, relaxing in the garden, or imagining the endless possibilities for your home, this house is the perfect mix of fun and functionality.

- GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: Vendor looking for a property to buy  
 Parking Arrangements: Driveway  
 Garden Direction: West  
 Council Tax Band: C  
 Nearest Schools: Sowe Valley, Ernsford Grange Community Academy  
 Nearest Train Station: Coventry Rail Station (2.9 miles)  
 Nearest Motorway: M6 J2 (3.8 miles)  
 Estimated Broadband Speeds: up to 500 mb



<b>GROUND FLOOR</b>		<b>En-Suite</b>	
Porch		Bedroom 2	11'6 x 8'8
Lounge	15'7 x 10'7	Bedroom 3	9'9 x 7'3
Kitchen/Dining Room	18'10 x 7'10	<b>OUTSIDE</b>	
Guest WC		Rear Garden	
<b>FIRST FLOOR</b>		Driveway	
Landing		Garage	
Bedroom 1	18'10 x 8'10		