



Manhattan Way, Coventry

Offers Over £400,000





## PROPERTY OVERVIEW

This well presented three storey, four bedroom detached house is presented in excellent decorative order throughout and benefits from a newly fitted breakfast kitchen and central heating boiler. Being quietly located towards the end of a cul-de-sac on the edge of the Bannerbrook Park development the property, which further benefits from a good size South facing rear garden, provides potential purchasers with:- entrance hallway, dual aspect lounge, recently refitted breakfast kitchen, utility room, guest WC, two first floor bedrooms (1 x en-suite) and a family bathroom and to the second floor two further bedrooms. Outside the property has a double length driveway providing parking for two vehicles, a single garage and a wide South facing rear garden.



Viewing is by prior appointment with Xact Homes 01676 534 411.

- Four Bedroom Detached
- Newly Fitted Breakfast Kitchen
- En-Suite Principal Bedroom
- Four Double Bedrooms
- South Facing Rear Garden
- Double Length Driveway & Single Garage
- New Central Heating Boiler Fitted 2021



#### PROPERTY LOCATION

Bannerbrook Park is a modern development on the edge of Till Hill Coventry with convenient access to local amenities and is walkable to the local train station with links to Birmingham / London / Coventry. The area offers easy access to Coventry and Solihull which provide more comprehensive facilities with surrounding villages of Meriden, Berkswell and Balsall Common a short drive. The area is also within reach of the M42 to the Midlands motorway network.

Council Tax band: E

Tenure: Freehold

#### ENTRANCE HALLWAY

#### LOUNGE

17' 0" x 10' 3" (5.18m x 3.12m)

#### BREAKFAST KITCHEN

17' 0" x 9' 7" (5.18m x 2.92m)

#### UTILITY ROOM

6' 0" x 6' 0" (1.83m x 1.83m)

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

10' 4" x 10' 3" (3.15m x 3.12m)

#### ENSUITE

#### BEDROOM TWO

10' 4" x 9' 9" (3.15m x 2.97m)

#### BATHROOM

9' 9" x 6' 4" (2.97m x 1.93m)





## **SECOND FLOOR**

### **BEDROOM THREE**

11' 2" x 10' 8" (3.40m x 3.25m)

### **BEDROOM FOUR**

11' 2" x 10' 1" (3.40m x 3.07m)

### **TOTAL SQUARE FOOTAGE**

111.1 sq.m (1196 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **WIDE GARDEN**

### **SINGLE GARAGE**

### **DOUBLE LENGTH DRIVEWAY**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains and blinds, and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

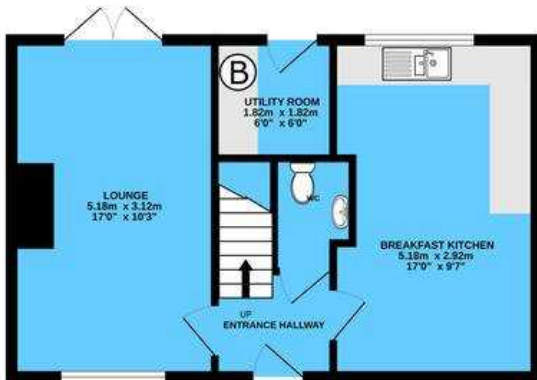
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic.

### **MONEY LAUNDERING REGULATIONS**

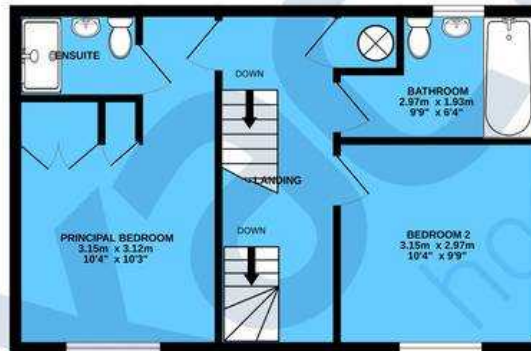
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



1ST FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



2ND FLOOR  
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 111.1 sq.m. (1196 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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