



Manor Court Road Nuneaton CV11 5HQ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS



1472 sq.ft set over two floors

Key Features

- Traditional style semi detached home
- Wealth of charm, character and appeal
- Sash and leaded light windows
- Extremely rare opportunity
- Two double bedrooms (could be 3) & large bathroom
- Parking and substantial garden
- No upward chain / viewing essential
- EPC RATING G

EPC Rating - G

Tenure - Freehold

Council Tax Band - D

Local Authority - NBBC

£335,000





The Property

*** MY MY MY - WHAT A STUNNING HOME ***

Sheldon Bosley Knight are delighted to bring this fantastic, larger style, semi detached home to the market situated upon this most popular main road in a central location close to the the town centre and Abbey Green.

The property offers a wealth of charm and character only appreciable from an early viewing and benefits from sash / leaded light windows, feature fireplace, tall ceilings, ornate coving, ceiling light roses, picture and dado rails, country style kitchen, extensive rear garden, off road parking and good sized accommodation throughout and can be easily converted back to three bedrooms if so desired.

Briefly comprising: entrance hall, hallway, lounge, formal dining room with box bay window, conservatory, sitting room, breakfast area and country style kitchen with range cooker. Landing, two double bedrooms (was originally three and could be converted back) and large four piece bathroom with roll top bath. Block paved driveway, ornate foregarden with tiled path and substantial rear garden. EPC RATING G.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: D

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

Entrance Hall

With wooden front entrance door, Minton flooring, further door into.

Hallway

15'7 max x 13 max (t-shaped)

Feature wooden door with leaded light insets, double central heating radiator, stairs rising to the first floor, useful understairs cupboard with newly fitted electric consumer unit and storage space, feature Minton tiled flooring, feature archway, smoke alarm, co detector and doors to

Lounge

12 x 16'4 to bay

With double central heating radiator, single glazed sash windows to the front, stunning feature fireplace with living flame gas fire, dado rail, ornate coving, ornate ceiling light rose, feature wooden flooring and double opening glazed doors leading into the conservatory

Conservatory

12'9 x 11'9

Being of brick construction and having two wall mounted panel heater, polycarbonate roofing, double opening glazed doors with matching sash windows leading out to the stunning rear garden, wall light points and tiled flooring

Dining Room

15'2 x 12'5

With double central heating radiator, there is a bay window to the front with sash windows, feature fireplace with raised marble halve and feature storage and display cabinets either side of the chimney breast, wooden flooring, ornate coving and ornate ceiling light.





Sitting Room

16'4 x 9'11

With half wooden panelled walls, feature fireplace with wooden surround, high gloss "Terasso" floor tiling, leaded light glazed window looking into the conservatory, sash window to the rear, plate rail and double opening into the breakfast area.

Breakfast Area

8' x 10

With half wooden panels to the walls, two double central heating radiator with covers over, two single glazed window to the side, newly fitted side exit door, high gloss "Terasso" floor tiling continuing into the kitchen area.

Kitchen

14'8 x 7'10

Fitted with a country style kitchen, partly tiled walls, inset single Belfast style sink with mixer tap and base unit, further base units and drawers with marble working surfaces over, tall larder cupboard that houses the airing cupboard and central heating controller, integrated dishwasher, integrated fridge and freezer and display shelving. Arga, stable style rear exit door and single glazed window to the side.

Landing

With double central heating radiator, single glazed window to the front, part wooden panelled walls, built in storage cupboard, loft hatch overhead and doors off to.

Bathroom

10 x 15'6

Being half tiled to the walls and equipped with a four piece suite comprising a roll top claw foot freestanding bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC and double width shower cubicle with shower fitment. Tiled flooring, double central heating radiator, feature ceiling, display alcoves. and two leading light windows to the rear.

Bedroom One

12'7 x 12'7

With central heating radiator, window to the front, feature marble fireplace, stripped and vanished wooden flooring and coved ceiling.

Bedroom Two

12 x 13

With double central heating radiator, window to the front, feature fireplace, stripped and vanished wooden flooring, coved ceiling.

Outside

To the front of the property there is a walled and gated forecourt, tiled pathway leading to the front entrance door with canopy porch over, courtesy lighting, raised flowerbeds, block paved driveway providing vehicle parking for one vehicle and side pedestrian access leading to the rear garden.

Rear Garden

The rear garden is a stunning and attractive feature of this property and has extensive block paved patio areas, raised flowerbeds, loose stoned pathway leading to the rear, large inset pond, well stocked borders, feature sculpted hedging, towards the rear is further loose stoned patio with raised borders and there is a timber shed to the back of this well established garden.





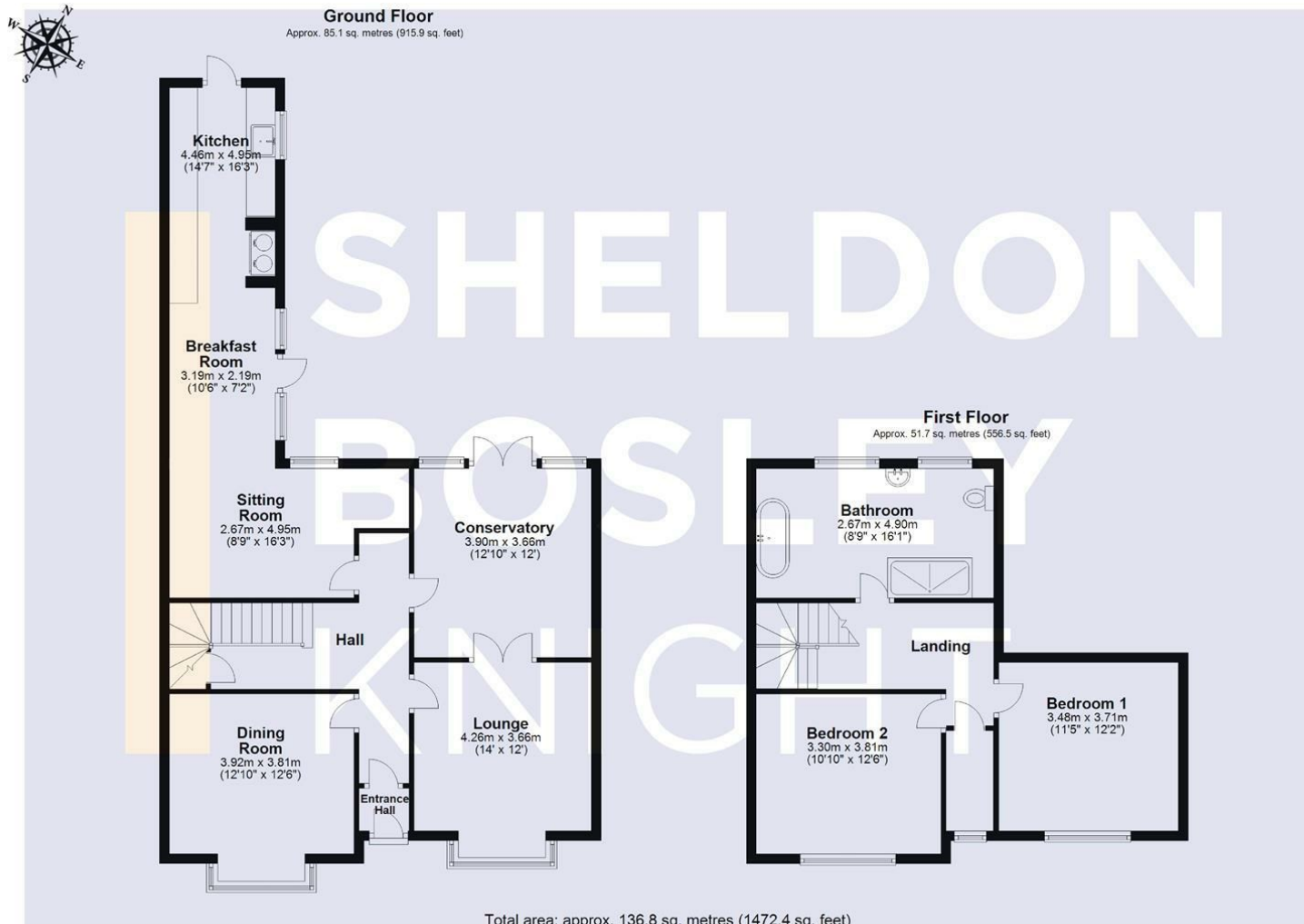






**To view this beautiful home, please call
Sheldon Bosley Knight Nuneaton on 02476 374949**

Floorplan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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