



5 Watling Street

Mancetter, Atherstone

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Onward Chain – A seamless purchase opportunity with no delays, ideal for first-time buyers or those looking to move quickly.
- Beautifully Restored Period Cottage – Sympathetically modernised throughout while retaining original character features like exposed brickwork and a log-burning stove.
- Stylish Modern Kitchen – Refitted with Belfast sink, solid worktops, integrated appliances, and stable door leading to the courtyard garden.
- Two Spacious Bedrooms – Both rooms offer excellent versatility, with space for double beds or alternative uses such as dressing room, office or nursery.



CARTERS

ESTATE AGENTS

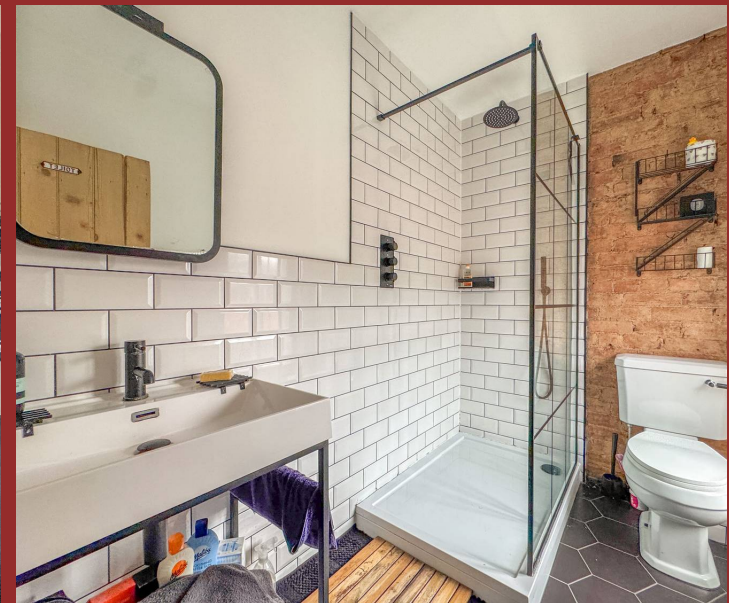
95 Long Street, Atherstone, CV9 1BB

Tel: 01827 215 100 Email: info@cartersestateagents.co.uk www.cartersestateagents.co.uk

5 Watling Street

Mancetter, Atherstone

Set on the outskirts of this desirable village, this quaint, grade 2 listed, two-bedroom cottage has been thoughtfully updated, blending traditional features with stylish, contemporary touches throughout. Whether you're a first-time buyer or looking to downsize into something full of personality and ease, this home offers a turnkey solution in a prime location—just a stone's throw from the local pub, village amenities, and with superb access to the A5 and wider Midlands motorway network. As you step inside, you're greeted by a warm and inviting sitting room, where natural light pours in through the front window and a feature brick fireplace, complete with a cosy log-burning stove, sets the tone for the property's characterful interiors. Stairs are situated to the rear providing access to the 1st floor.



CARTERS
ESTATE AGENTS

95 Long Street, Atherstone, CV9 1BB

Tel: 01827 215 100 Email: info@cartersestateagents.co.uk www.cartersestateagents.co.uk