



8, Daniel Road, Mancetter, Warwickshire, CV9 1PA

HOWKINS &
HARRISON

8, Daniel Road,
Mancetter,
Warwickshire, CV9 1PA

Guide Price: £330,000

A traditional semi detached family home offering plenty of space living space totalling 1494sqft. Occupying a generous corner plot, situated within a sought after residential location

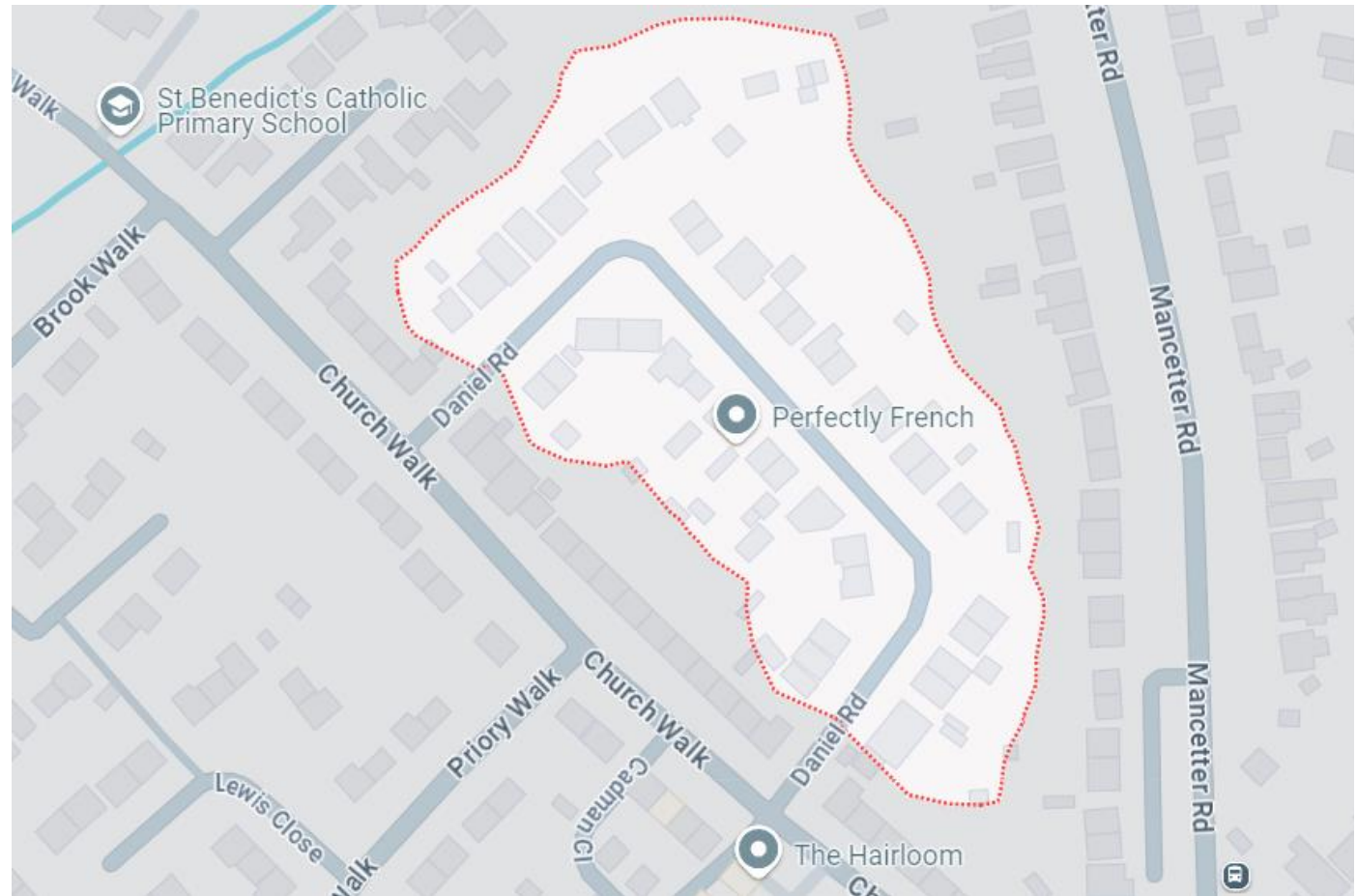
In brief the accommodation comprises: - three separate reception rooms, kitchen with useful utility room and cloakroom WC off. To the first floor there are five bedrooms, an en-suite shower room and family bathroom. Externally the property has off road parking, front side and rear gardens.

An early internal viewing is strongly recommended.



Location

The property is well served by Mancetter with St Peters Church a Post Office, various small stores and within a short walking distance you will find the Coventry Canal and Dobbies Garden Centre. More comprehensive shopping facilities can be found within Atherstone or Nuneaton Town Centres. State schooling can be found within Atherstone and private schooling can be found within Twycross (Twycross House School) and Market Bosworth (Dixie Grammar School). The property is also conveniently located for commuting with easy access to the A5 trunk road leading onto the M42 and midland motorway network. There are main trainline stations at both Tamworth and Nuneaton with links to Birmingham New Street, London Euston and Nottingham. There is also a Midlands Service to London Euston from Atherstone every hour.



Accommodation Details - Ground Floor

The front door opens into an entrance porch with door to the hallway with staircase rising off to the first floor and door leading off to a bay fronted sitting room to the front elevation having an attractive fireplace with solid fuel burner fitted, open plan into a delightful rear dining room which has double glazed French doors onto the rear garden. To the left of the hallway is a versatile reception room ideal as a family room, study or playroom with the kitchen located to the rear comprising a comprehensive range of eye level and base units, ample preparation services, window to rear elevation, door into a cloakroom WC which in turn leads to a useful utility room with door to rear access.

First Floor

The staircase rises from the entrance hall to a first floor landing with doors leading off to five excellent size bedrooms, bedroom three having its own en-suite shower room whilst the other rooms are serviced by the three piece family bathroom having a shower over the bath.





Outside

Externally the property occupies a large corner plot, having gardens to the front, side and rear. The rear garden is mainly laid to a large paved patio with lawned area, and a garden shed. There is side access to the front of the property, a mature front garden with lawn and flower borders, block paved driveway providing parking further space to the side.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

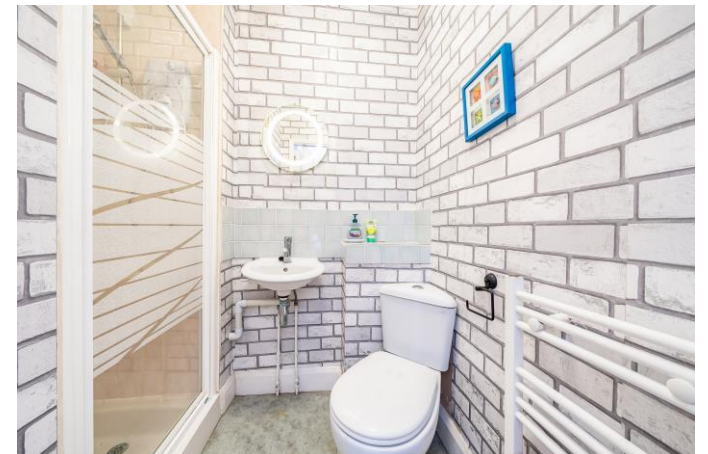
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Semi detached family home
- Popular residential location
- Three reception rooms
- Kitchen, useful utility room & cloakroom WC
- Five good size bedrooms & family bathroom
- Bedroom three having en-suite
- Well maintained gardens
- Driveway providing parking
- Close to excellent amenities and road links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is provided currently by Talk Talk.

Local Authority

North Warwickshire Borough Council - [Tel:01827-15341](tel:01827-15341)

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

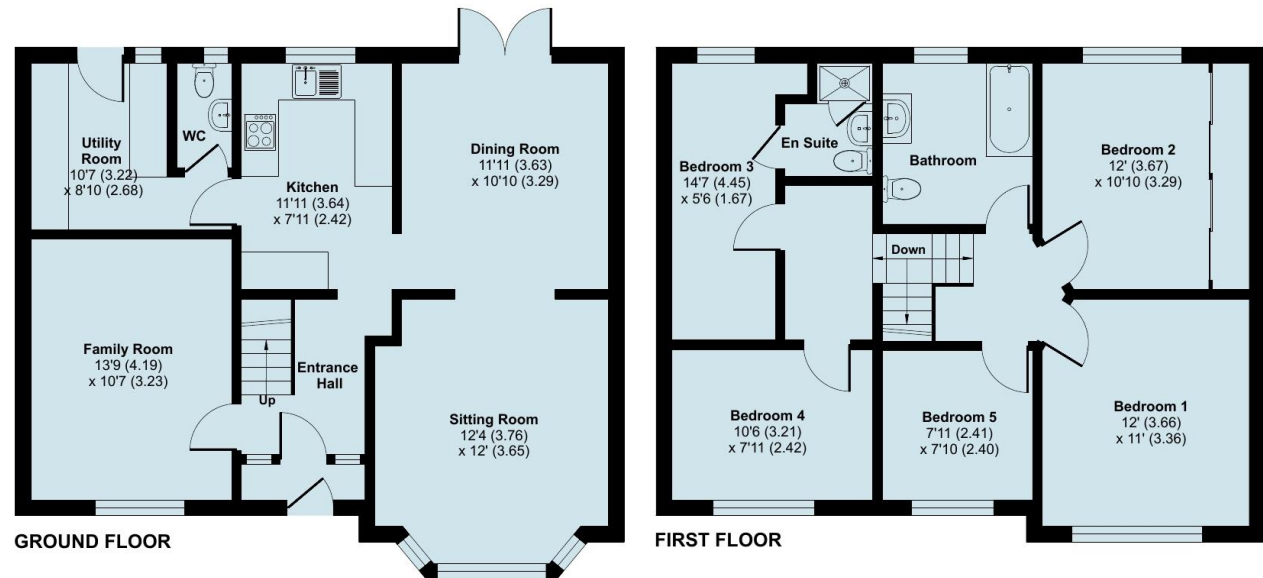
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Approximate Area = 1449 sq ft / 134.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1295994

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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