



Manor Grange, Manor Park Road, Nuneaton, CV11 5HR

In Excess of £500,000

cartwright  
hands



# Manor Grange Manor Park Road

Nuneaton

- Detached House
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Large Plot
- Freehold
- EPC E (49)
- Council Tax Band F

Great renovation project, this unique detached four bedroom family home is situated in a sought after part of Nuneaton within easy reach of the local shops and amenities in the town centre. There is a large plot to the front and side of the property with potential for development, the accommodation features: entrance porch, entrance hall, lounge, dining room, family room, drawing room, kitchen, shower room, boot room, utility, four bedrooms, bathroom, garage. The property is offered with no onward chain.

**Note: Overage Clause on basis of any further dwellings being developed on the site. Overage to run for a period of 15 years with a 50% uplift.**





## On the Ground Floor

### Porch Entrance

Double glazed door to front, double glazed windows to side, door to entrance hall.

### Entrance Hall

Door to front, stairs to first floor, doors to: lounge, dining room, family room, kitchen, shower room.

### Dining Room

Double glazed bay window to front, window & double glazed doors to side, radiators.

### Lounge

Double glazed bay window to front, fire place, radiator.

### Family Room

Window to side, radiator.

### Drawing Room

Double glazed windows to rear and side, radiators.

### Shower Room

Opaque window to rear, shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail.

### Kitchen

Windows to side and rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer with mixer tap, integrated electric oven, pantry, door to boot room.

### Boot Room

Door to side, door to utility & WC.





## On the First Floor

### Bedroom

Double glazed window to side.

### Bedroom

### Bedroom

Double glazed window to front.

### Bedroom

Double glazed window to side, radiator.

### Bathroom

Opaque double glazed window to side, panelled bath, low level WC, wash hand basin, radiator.

### Garage

Electric remote control up and over door to front.

### Garden

Large L Shaped plot to the front and side of the property with mature trees, bushes and plants enclosed by timber fence boundary and gated entrance.





Total area: approx. 268.8 sq. metres (2893.4 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### 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 Crime 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.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 350 700  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
59 Coton Road, Nuneaton, CV11 5TS

1. MONEY LAUNDERING REGULATIONS 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 no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.