



11 Mantilla Drive, Styvechale Grange, Coventry, CV3 6NJ

Offers in Region of **£375,000**

cartwright
hands

11 Mantilla Drive

Styvechale Grange, Coventry

- Detached Bungalow
- Fully refurbished and redecorated
- Entrance Hall
- Living room with patio doors to Conservatory
- Refitted luxury kitchen
- Two Bedrooms both with fitted wardrobes
- Shower room with modern suite and walk-in shower
- Separate cloakroom with modern white suite
- Driveway to single garage with utility area
- Attractive well laid out south facing rear garden
- uPVC double glazing, Gas central heating with Combi boiler
- Tenure Freehold
- EPC Rating D (63)
- Council Tax Band D Coventry City Council

Superbly presented Detached Bungalow with No Chain, situated just off the Leamington Road in the highly regarded residential location to the South of the city. A fully refurbished and redecorated Bungalow ready to move into The property has been re-wired and has a new consumer unit. Internal inspection must be made to appreciate the quality of this home.



On the Ground Floor
uPVC Double Glazed door

To an

Enclosed Porch

Front door

To the

L shaped Entrance Hall

Central heating radiator with shelf over, telephone point.
Burglar alarm.

Cloakroom

With modern white suite including W.C., wash hand basin,
uPVC double glazed window, central heating radiator,
extractor fan.

Lounge/Dining Room

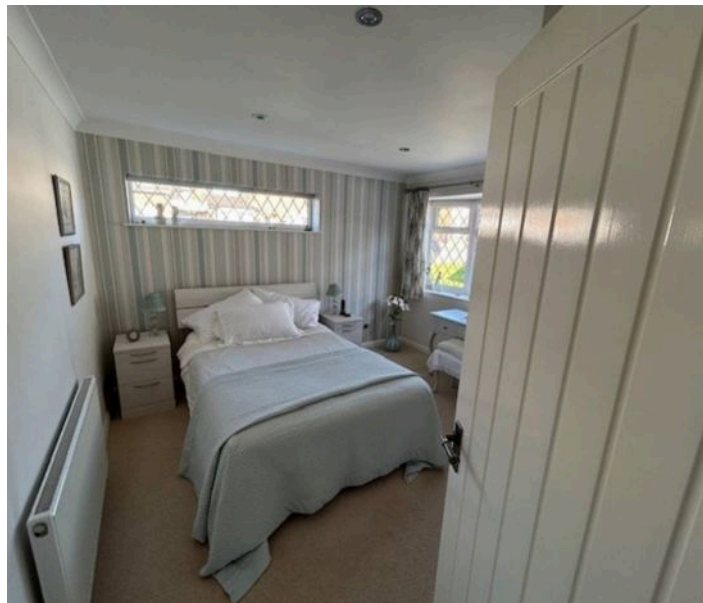
Feature electric log effect fire, T.V aerial point, central
heating radiator, coved ceiling, uPVC double glazed patio
doors to the

Conservatory

With uPVC double glazed windows to three sides, uPVC
double glazed french doors leading to the rear garden.

Good sized Kitchen

Good sized refurbished kitchen with range of modern
fitted units including one and half bowl single drainer sink
unit. Range of full standing and wall hung cupboards with
modern work surfaces, electric hob with extractor over,
double oven, microwave, fitted fridge and dishwasher.
uPVC double glazed window and side door, central
heating radiator.



Bedroom 1

Two uPVC double glazed windows, central heating radiator, Range of recently installed fitted wardrobes to one wall, central heating radiator.

Bedroom 2

uPVC double glazed windows, central heating radiator and fitted wardrobes.

Refurbished Shower Room

With white suite including walk-in shower , W.C., wash hand basin. Part tiled walls, uPVC double glazed windows, central heating radiator and extractor fan.

Outside

The property is set from the road behind a foregarten including lawn with flowers and shrub borders. Paviour driveway affording direct access to brick built garage 17' 6" plus 4' 7" recess by 9' with up and over door. Power and lighting. Utility area with single drainer stainless steel sink unit with mixer tap and cupboards under. uPVC double glazed window and white aluminium sealed unit door leading to rear garden. Vaillant gas fired combination boiler. Side pedestrian access with fenced rear garden with paved terrace, lawn and well stocked flower and shrub borders. Timber garden shed.

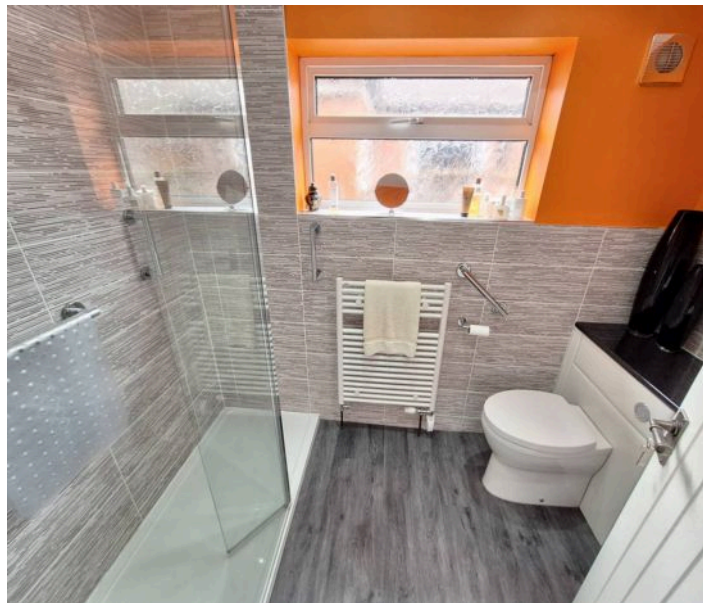
Location

From the city centre proceed out via Warwick Road bearing left onto Leamington Road continue to the far end and turn right into Mantilla Drive. The property can be found on the left hand side.

Services

We believe all mains services are connected to the property (not tested).

N.B. Please note the property being sold is owned by a relative of a Cartwright Hands employee.





Total area: approx. 92.6 sq. metres (996.9 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 256 616
Email: sales@cartwriighthands.co.uk
121-123 New Union St, Coventry, CV1 2NT

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 be no delay in agreeing the sale. 2. These particulars do not constitute 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.