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**2 Bedroom Bungalow - Semi  
Detached**  
**located on Mantilla Drive, Coventry**  
**£300,000**

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**\*\*NO CHAIN - HIGHLY SOUGHT AFTER STIVICHALL GRANGE LOCATION - DETACHED GARAGE/UTILITY, CARPORT & DRIVEWAY - PRIVATE GARDEN\*\*** This is a fantastic opportunity to purchase a two bedroom semi-detached home on the popular Mantilla Drive, a stones throw from local amenities, within easy walking distance to Stivichall and Grange Farm schools, and access to transport links / city centre. The property briefly comprises; driveway, carport, garage/utility with power, private garden, entrance hall, lounge diner, kitchen, bathroom and two bedrooms.

#### **ENTRANCE HALL**

A welcoming entrance hall with storage and doors leading to accommodation.

#### **LOUNGE DINER**

11'7" x 17'4"

A bright lounge diner with central heated radiator, feature fireplace, door to kitchen and sliding doors to the rear aspect.

#### **KITCHEN**

9'0" x 7'1"

Boasting a matching range of wall and base mounted units with work surfaces over, inset stainless steel sink with drainer and mixer tap, gas hob, oven, extractor and space for further appliances. There is a door to the side aspect and double glazed window.

#### **CARPORT**

37'6" x 7'11"

Enclosed carport with doors opening to the driveway, up and over door to the garage and double doors opening to the garden.

#### **GARAGE / UTILITY**

7'11" x 18'10"

Having base mounted units with work surfaces over, inset sink with drainer and mixer tap, double glazed window, plumbing and space for appliances, up and over door, door to garden & light and power.

£300,000

- NO CHAIN
- PRIME LOCATION SURROUNDED BY AMENITIES & TRANSPORT LINKS
- CARPORT & DRIVEWAY
- TWO BEDROOMS
- PRIVATE GARDEN
- DETACHED GARAGE WITH UTILITY





**BEDROOM ONE**

9'8" x 10'11"

Double bedroom with integrated wardrobes, double glazed window and central heated radiator.

**BEDROOM TWO**

8'0" x 7'5"

Spacious single or smaller double bedroom with double glazed window and central heated radiator.

**BATHROOM**

5'4" x 6'5"

Being tiled throughout, having walk in shower, hand wash basin mounted in vanity unit, WC, central heated radiator and opaque double glazed window.





#### PROPERTY INFORMATION SUMMARY

Council Tax Band: C  
Local Authority: Coventry  
Tenure: Freehold  
Maintenance or Service Charges: N/A  
EPC Certificate Rating: C  
Approx. Total Floor Area: 528.00 sqft  
Heating System: Gas Central Heating  
Consumer Unit/ Fuse Box Location: Lounge

#### DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

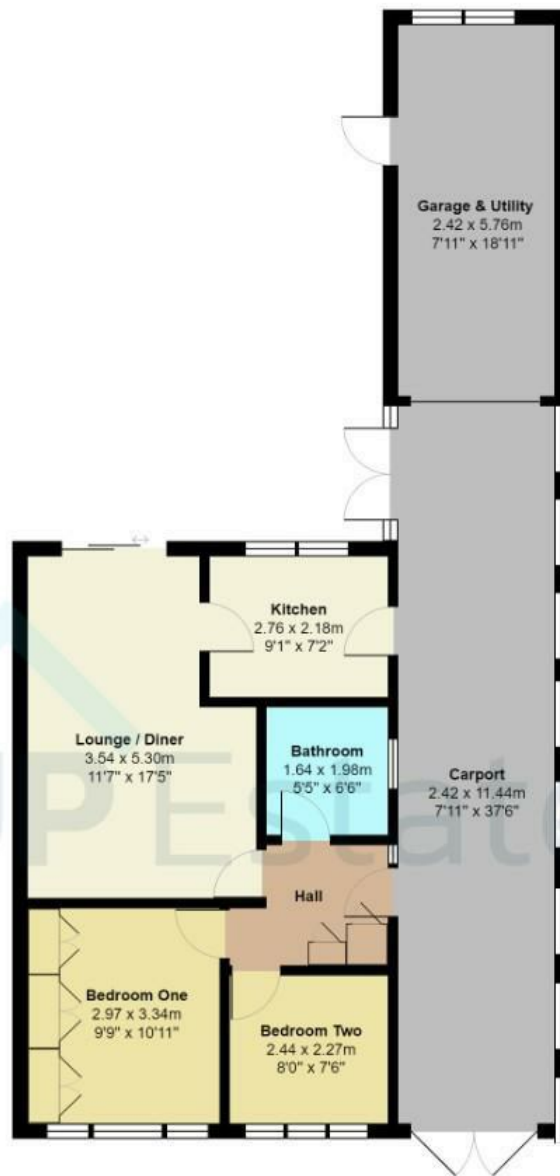
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Mantilla Drive, Coventry





Total Area: 49.1 m<sup>2</sup> ... 528 ft<sup>2</sup> (excluding garage & utility, carport)

All measurements are approximate and for display purposes only

## CONTACT

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