




SHORTLAND
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Manhattan Way
CV4 9GE

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Nestled in a tranquil corner of Manhattan Way, Coventry, this stunning semi-detached house is a remarkable family home that offers both space and style. With six well-proportioned bedrooms and three modern bathrooms, this property is perfect for growing families seeking comfort and versatility.

The accommodation is spread across four thoughtfully designed floors, beginning with a welcoming ground floor that features a newly fitted island kitchen with Quartz worktops equipped with high end integrated appliances to include a dishwasher, a fridge/freezer, Double Neff hide and slide ovens and a Smeg five ring gas hob ideal for family meals and entertaining. The extended living room is a highlight, boasting bi-folding doors that seamlessly connect the indoor space to a beautifully landscaped rear garden, perfect for summer gatherings.

On the first floor, you will find a generous master bedroom complete with an en-suite bathroom, alongside a further generously sized bedroom. The second floor hosts two additional bedrooms/office and a family bathroom, while the top floor is dedicated to two more bedrooms and a contemporary shower room with W/C and wash hand basin, providing ample space for everyone.

Manhattan Way is located towards the front of Bannerbrook Park and is ideal for commuters with the A45 a short distance away. The M42 and M6 plus Birmingham Airport are all within easy reach. Bannerbrook Park has a wide range of amenities, and the house is a short walk from a small parade of shops, including Post Office, Pharmacy, Cash Point, Spar, Amazon Lockers, Pet Shop, Fish and Chip Shop and a fantastic Curry House. There is a well equipped play area in the centre of the estate, which backs onto open fields, perfect for walks.

Bannerbrook Park is also close to local schools and nurseries, transport links and bus routes.

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

5.79m x 4.32m

Kitchen

4.32m x 3.00m

W/C

FIRST FLOOR

Bedroom One

3.76m x 2.84m

En-Suite

Bedroom Two

4.32m x 3.00m

SECOND FLOOR

Bedroom Three

4.32m x 2.90m

Bedroom Four

2.82m x 2.21m

Bathroom

THIRD FLOOR

Bedroom Five

3.40m x 3.00m

Bedroom Six

3.48m x 2.13m

Shower Room

OUTSIDE

Garage

5.44m x 2.69m

Hot Tub Enclosure

3.99m x 3.45m

Floor Plan



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Total area: 1800.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement Through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

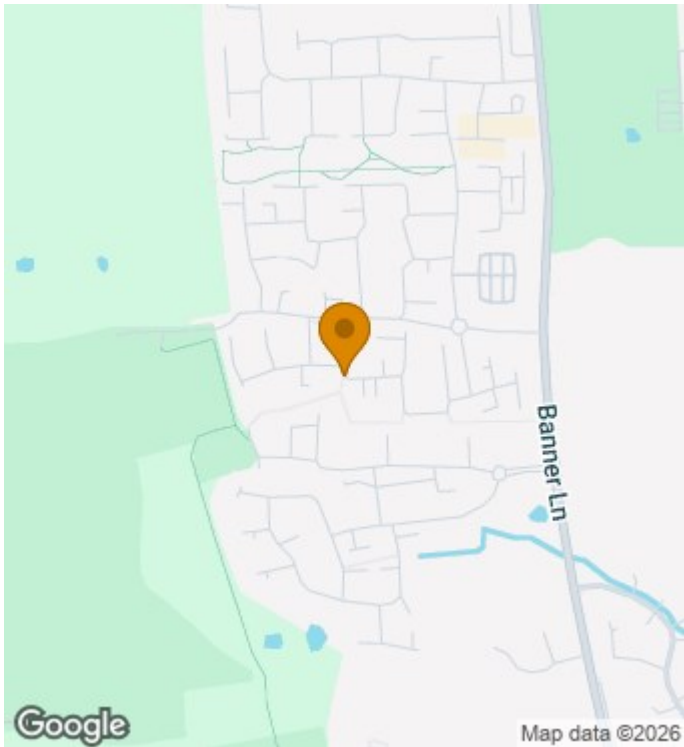
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

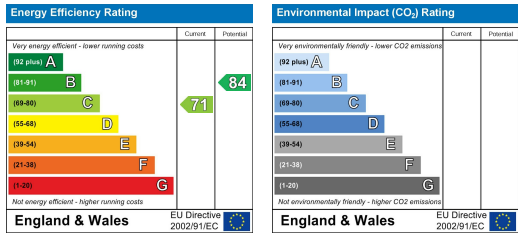
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Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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