



Woodlands, Nuneaton Road, Mancetter, Warwickshire, CV9 1NN

HOWKINS &
HARRISON

Woodlands, Nuneaton Road,
Mancetter,
Warwickshire, CV9 1NN

Guide Price: £310,000

A substantial traditional 1930's four-bedroom semi-detached home occupying an impressive plot, offered for sale with no upward chain.

Requiring modernisation, Woodlands presents an exciting opportunity to create a superb family home, with approximately 1425 sqft of accommodation, generous frontage, extensive driveway parking, garage and a particularly long, established rear garden. The ground floor has a good traditional arrangement, with separate living and dining rooms, kitchen, conservatory and WC, while the first floor provides two double bedrooms, a single bedroom and a wet room. A staircase rises again to a generous fourth bedroom on the second floor.

The proportions, bay windows and overall footprint give buyers plenty to work with, and the plot is arguably one of its strongest selling points.



Location

Mancetter is a well-established north Warwickshire village adjoining the historic market town of Atherstone, offering an appealing balance of village character, countryside and accessibility. The area has a rich heritage, with Roman origins and strong historical associations with Watling Street and Boudica's final campaign, while the grade I listed St Peter's Church forms an attractive focal point within the village. Nearby Atherstone provides a broad range of shops, cafés, services and leisure facilities together with a railway station offering connections towards Birmingham, London Euston and beyond. Nuneaton and Tamworth are also readily accessible, while the A5 and M42 provide convenient links across the wider Midlands. The surrounding countryside further enhances the appeal of the location, with walking and cycling opportunities close at hand.



Accommodation Details - Ground Floor

The property is approached through the front porch, with the entrance door opening into the hall. From here, the staircase rises to the first floor and doors lead through to the principal ground floor rooms. The living room is positioned to the front of the property and is a well-proportioned reception room, with a broad bay window overlooking the frontage and allowing plenty of natural light into the room. Also accessed from the hall is the dining room, providing a separate reception space with a door leading directly into the conservatory. The conservatory forms a useful extension to the ground floor accommodation and enjoys an outlook towards the garden. From here, there is access to a useful storage area and a separate wc, while a further door opens directly to the outside, providing practical access to the rear garden. The kitchen is arranged alongside the dining room and conservatory and provides fitted units, work surfaces and space for the usual appliances.

Upper Floors

From the hall, the staircase rises to the first floor landing. Bedroom one is a generous double room positioned towards the rear of the property, while bedroom two is another good-sized double room positioned to the front. Bedroom three is also positioned to the front and provides a useful single bedroom, nursery or home office. The wet room is located on the first floor and is fitted with a shower area, wash hand basin and wc. A further staircase rises from the first floor to the second floor, where a spacious bedroom four occupies the upper level. This is a particularly spacious room extending across much of the floor.



Outside

Outside, the property stands behind a generous frontage with a broad driveway providing extensive off-road parking. The driveway continues alongside the house towards the garage and provides access to the rear. The rear garden is a particular feature of the property and extends for a considerable distance behind the house. Immediately adjoining the property are paved and terraced areas, with steps leading down into the main garden. Beyond this, the garden continues through lawned and more established areas, with mature trees, shrubs and planting creating a private and well-established setting. The overall length and scale of the plot provide considerable scope for landscaping and further enhancement to suit a purchaser's own requirements.

Tenure & Possession

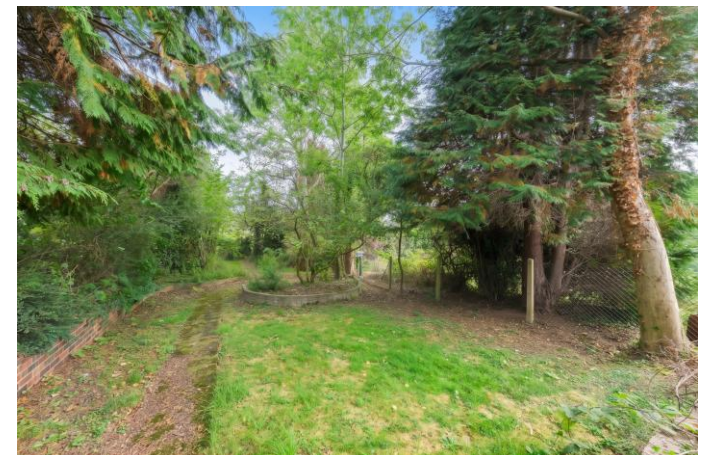
The property is freehold with vacant possession being given on completion.

Agents Note

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

Features

- Traditional four bedroom semi-detached family home
- Offered vacant with no upward chain
- Excellent scope for modernisation and improvement
- Currently boasting 1,425 sqft accommodation
- Generous driveway, frontage and garage
- Particularly long established rear garden
- Popular Mancetter location close the road links
- Backing onto open countryside



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 the property benefits from main water, drainage, gas and electricity are connected to the property.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - D

**HOWKINS &
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AWAITING EPC



Total area: approx. 132.4 sq. metres (1425.4 sq. feet)

Howkins & Harrison

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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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