



4 Mannion Avenue, Coventry, CV6 7QB

£210,000

cartwright  
hands



# 4 Mannion Avenue,

Coventry, CV6 7QB

- Lounge
- Kitchen/Dining Room
- Downstairs WC
- Bathroom
- Garden
- Driveway
- Freehold
- EPC B (82)
- Council Tax Band B

Great first time buyer house situated within easy reach of the local shops and amenities as well as good access to A444 & Motorway links. This two bedrooms semi detached house is beautifully presented and features: entrance hall, downstairs W.C, lounge, kitchen/dining room, two double bedrooms and bathroom. Externally there is a driveway to the side of the property and parking space to the front. To the rear there is a private enclosed garden.





## On the ground floor

### Entrance Hall

Door to front, doors to downstairs WC and lounge, stairs to first floor.

### WC

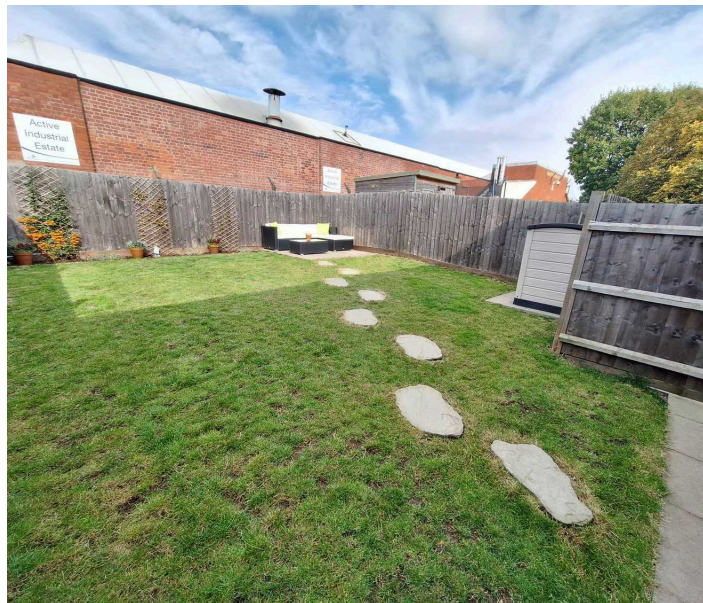
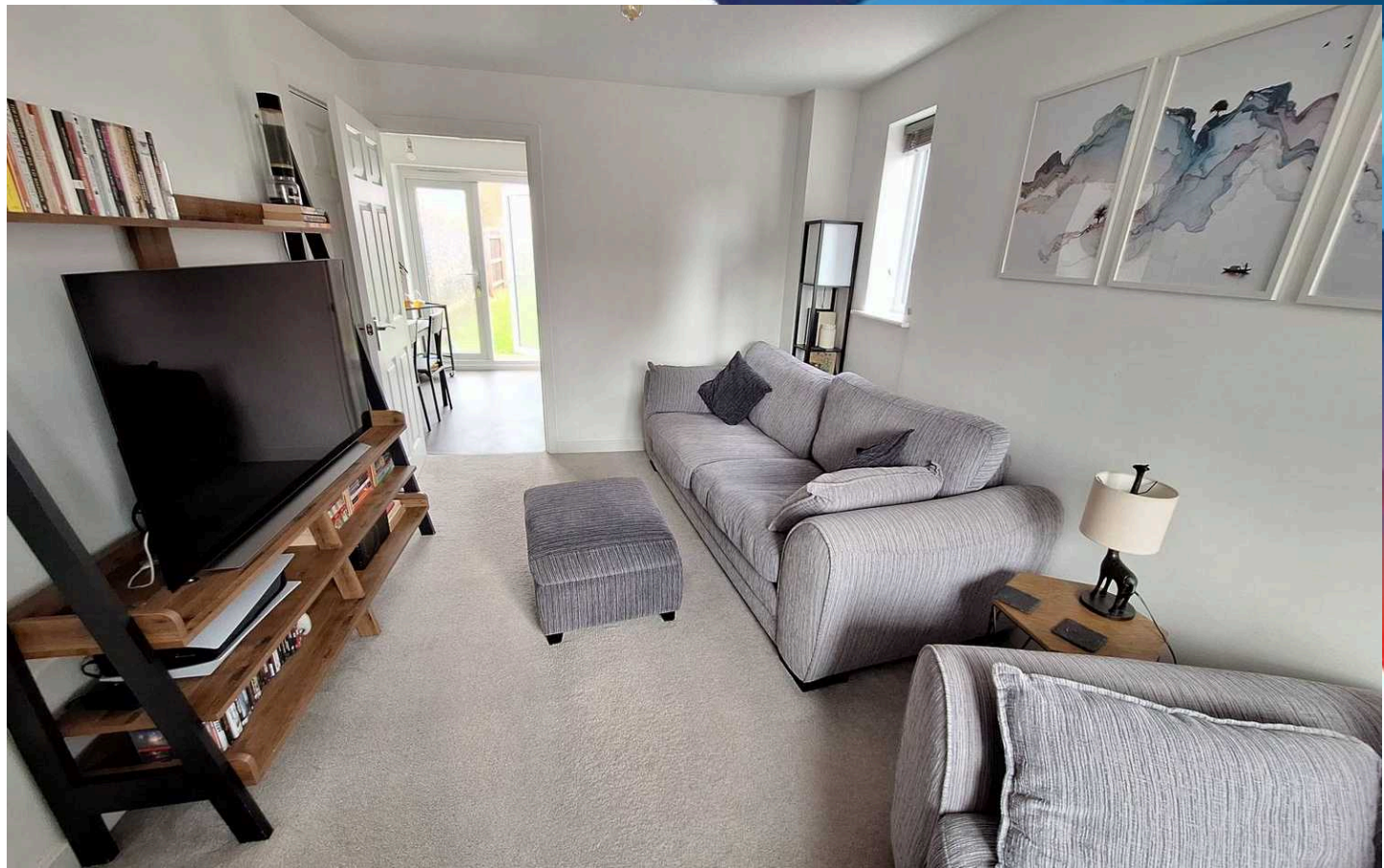
Opaque double glazed window to front, low level WC, wash hand basin.

### Lounge

Double glazed window to front & side, TV point, radiator, understairs cupboard, door to kitchen/dining room.

### Kitchen/Dining Room

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer with mixer tap, integrated four ring gas hob and cooker hood, integrated electric oven, plumbing for washing machine, space for fridge/freezer, radiator, double glazed doors to rear garden.





## On the first floor

### Landing

Doors to bedrooms and bathroom.

### Bedroom one

Double glazed windows to front, radiator.

### Bedroom two

Double glazed window to rear, radiator.

### Bathroom

Panelled bath with shower, low level WC, wash hand basin.

### Rear Garden

Patio seating area leading to level lawn enclosed by timber fence boundary and gated access to driveway.

### Parking

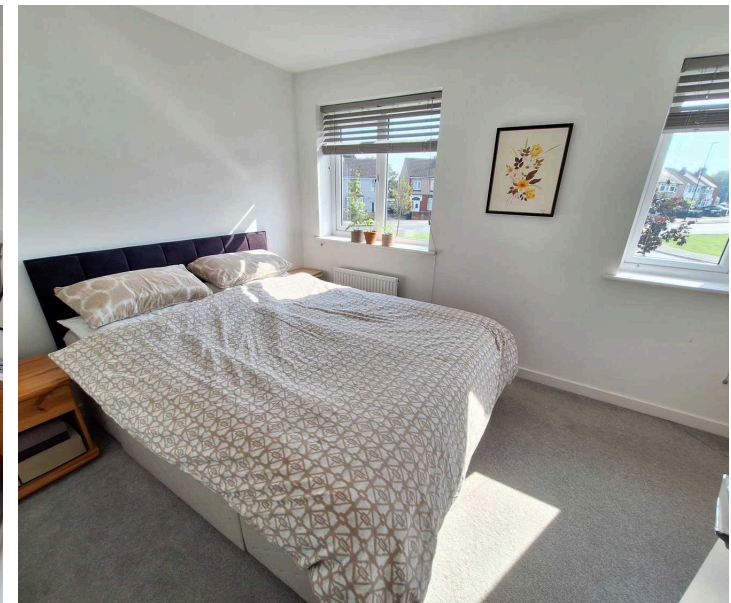
There is a driveway to the side of the property as well as parking space to the front.

### Maintenance Fees

Greenbelt £250.68 Per annum

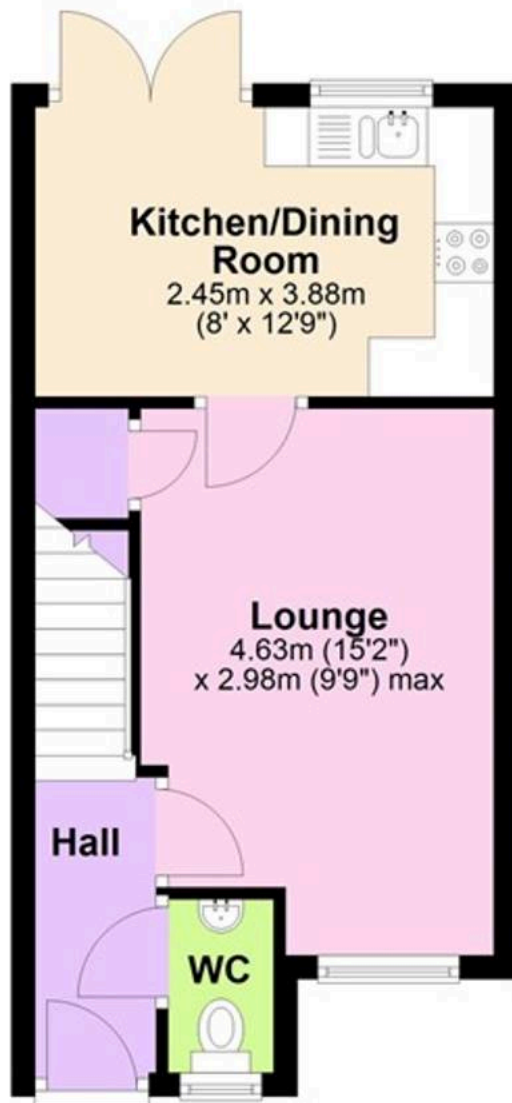
### Services

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



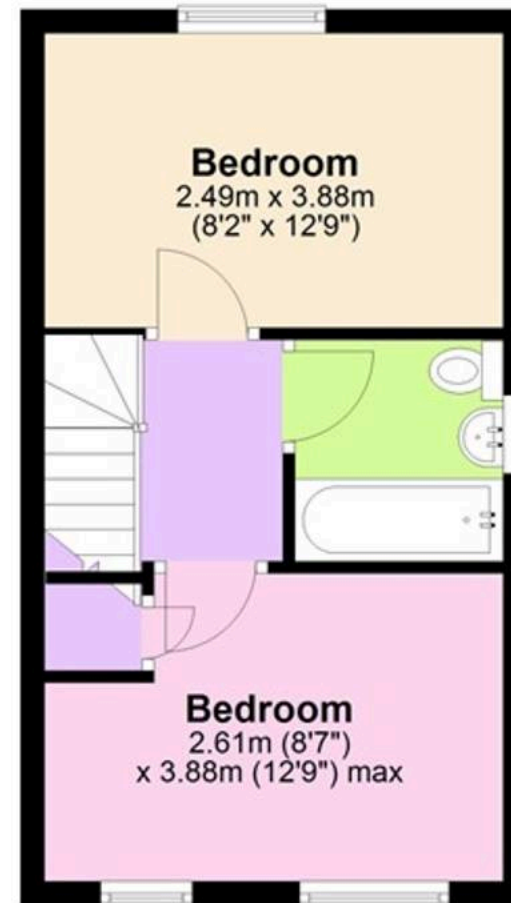
## Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



## First Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 57.6 sq. metres (620.1 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.



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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.