

## 12 Manor Hall Mews Willenhall, Coventry, CV3 3NB

Absolutely Stunning Property!!! Perfect Starter Home or Investment... Cul-De-Sac Location... Kitchen Diner... Two Double Bedrooms... Off Road Parking... Good Sized Private Garden... We are delighted to bring this property to the market. Having been lived in by the current owner for seventeen years, it has been looked after and improved to a fantastic standard - its move in ready to make your home! Nestled in the CV3 area, it's an excellent location for University Hospital, Jaguar Landrover, Middlemarch Business Park, schools, shops, City Centre and plenty more - this property offers a perfect starter home or investment property.

As you step through the front door, you'll be pleasantly welcomed by the immaculate, modern decor that greets you. It features a lovely lounge area, and modern kitchen diner with patio doors out to the rear garden. The superb kitchen is complimented with a great selection of storage units. Integrated appliances include fridge / freezer, electric hob and oven, with further space for a freestanding washing machine.

Upstairs you'll find two double sized bedrooms, one with storage and a fresh, contemporary Shower room with ultra modern shower enclosure.

Outside, the property offers a cul-de-sac location on the development. Spacious frontage with plenty of off road parking. The rear private garden is a good size and laid with modern pavers and sleepers to create a low maintenance outdoor space to enjoy.

**Offers In The Region Of £199,995**

# 12 Manor Hall Mews

Willenhall, Coventry, CV3 3NB



- Beautifully Presented & Modern Throughout
- Cul De Sac Location
- Double Glazed PVC Windows & Doors
- EPC Rating C
- Two Double Bedrooms
- Off Road Parking
- Gas Combination Boiler
- No Chain
- Secure Rear Garden
- Council Tax Band A

## GROUND FLOOR

### Entrance Porch

### Lounge

13'1" x 12'11" (3.99 x 3.94)

### Kitchen / Diner

12'11" x 7'11" (3.94 x 2.43)

## FIRST FLOOR

### Bedroom One

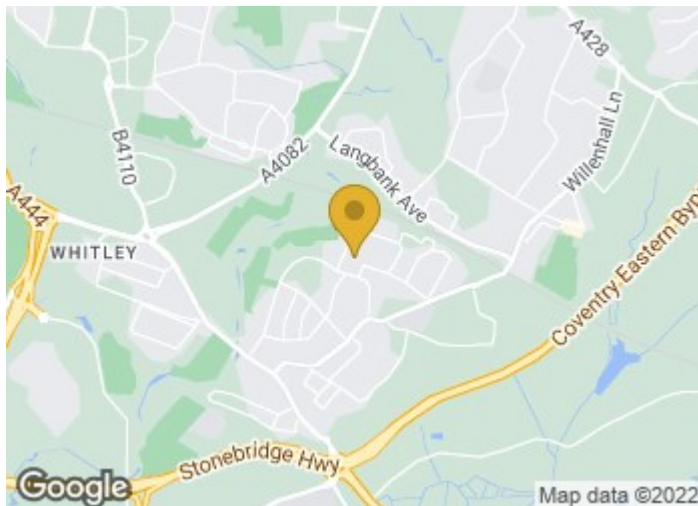
9'11" x 9'10" (3.03 x 3)

### Bedroom Two

11'2" x 6'7" (3.42 x 2.02)

### Shower Room

5'11" x 5'10" (1.82 x 1.79)

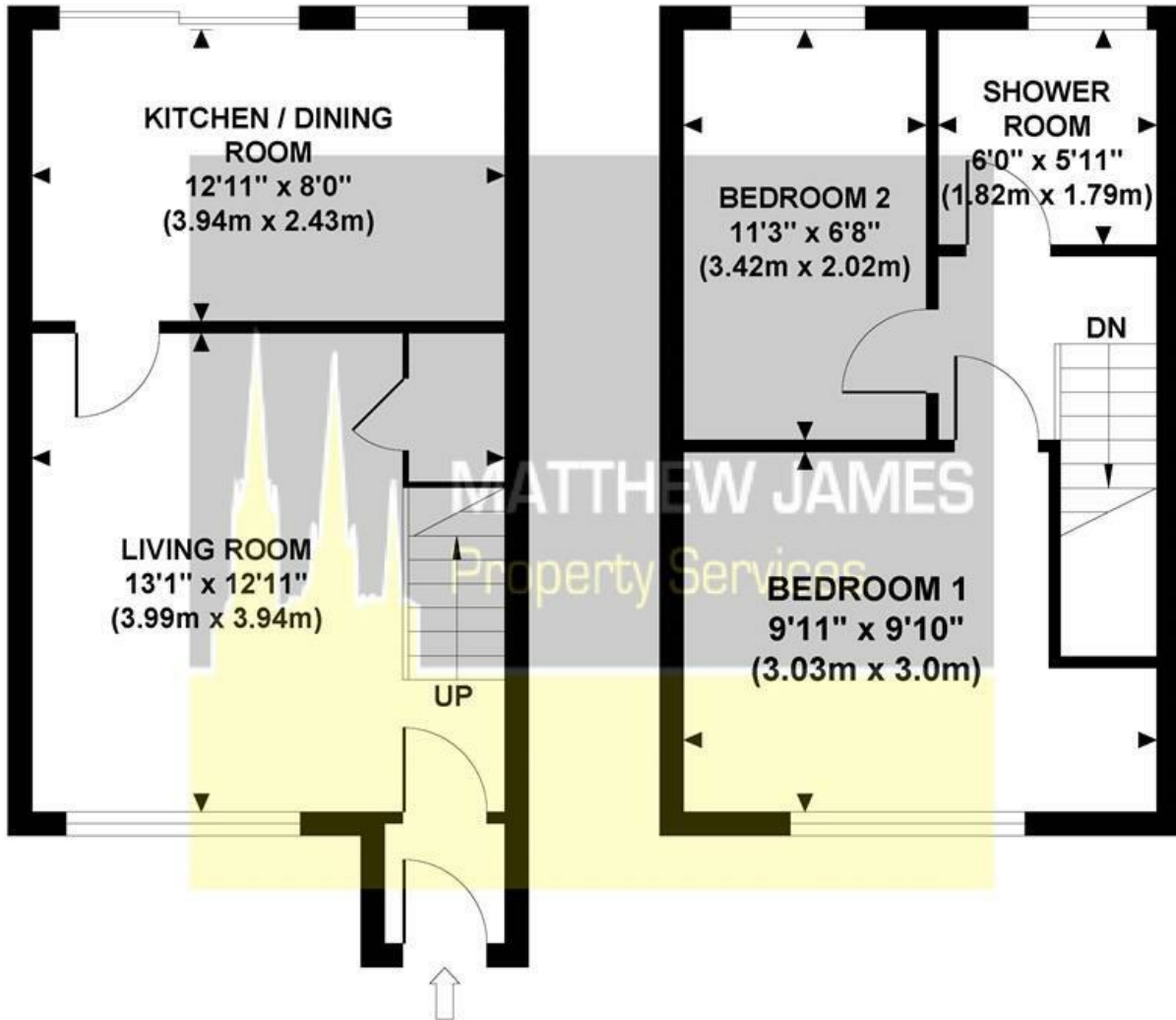


## Directions



# 12 MANOR HALL MEWS

Approximate Gross Internal Area  
565 sq ft / 52.5 sq m

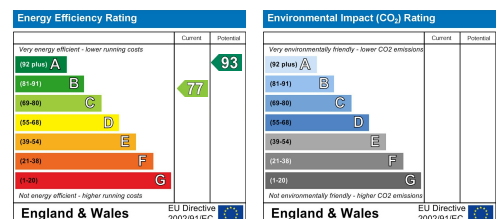


**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 288.5 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 276.5 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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