

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS



21 Manhattan Way  
Coventry, CV4 9GE

Offers Over £200,000





## 21 Manhattan Way

Coventry, CV4 9GE

Loveitts are pleased to bring to the market this well-presented and extended, two bedroom, end-of-terrace property, located within a modern estate on the western outskirts of Coventry. Constructed in 2007 and extended by the current owner to create additional living space, this is an ideal first home or investment buy.

The accommodation comprises of an entrance hall with stairs rising and doors to lounge and kitchen. The extended lounge is open and light, with skylights and full width bi-fold doors leading out to the low maintenance rear garden. The kitchen features a range of fitted units and looks out onto the private pathway which leads to the front of the property.

Upstairs are two good sized bedrooms, the master benefitting from an en-suite shower room, and a family bathroom.

Outside the rear of the property is a faux grass lawn as well as an area to the side of the property. Exiting through a rear gate leads to the parking for the property.

For more information or to arrange a viewing, please get in touch with our Coventry office or visit [www.loveitts.co.uk](http://www.loveitts.co.uk)







- Two Bedroom Home
- End-Of-Terrace
- En-Suite To Shower Room
- Rear Extension
- Bi-Fold Doors
- Perfect First-Time Buy
- Investors
- Well-Presented Throughout
- Modern Estate Location
- Private Pathway To Front Door

### Location

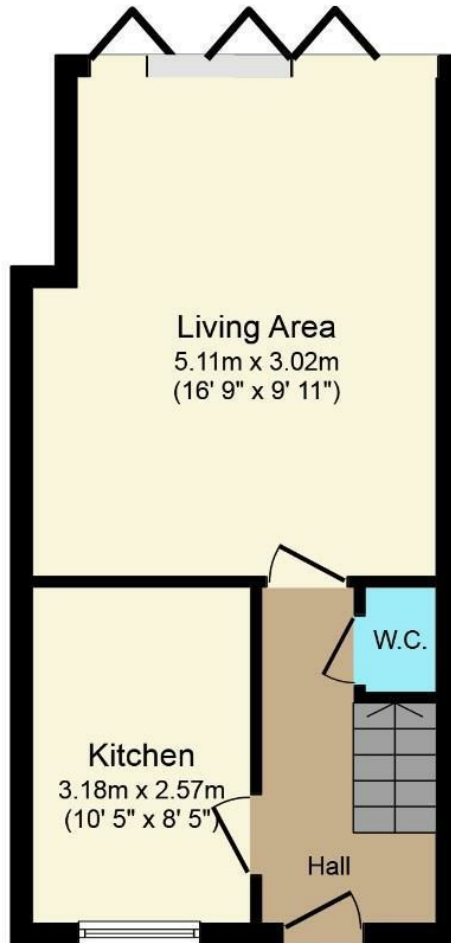
Bannerbrook Park is a modern estate on the western side of Coventry. Offering a variety of properties as well as a parade of shops and being within easy reach of schools, this is a great location for first-time buyers or investors looking to increase their portfolio.

Transport links via the A45 north and south is approx 5 minutes drive away as well as Tile Hill rail station. Coventry City Centre is around a 15 minute drive making this a good location for commuters or local workers alike.



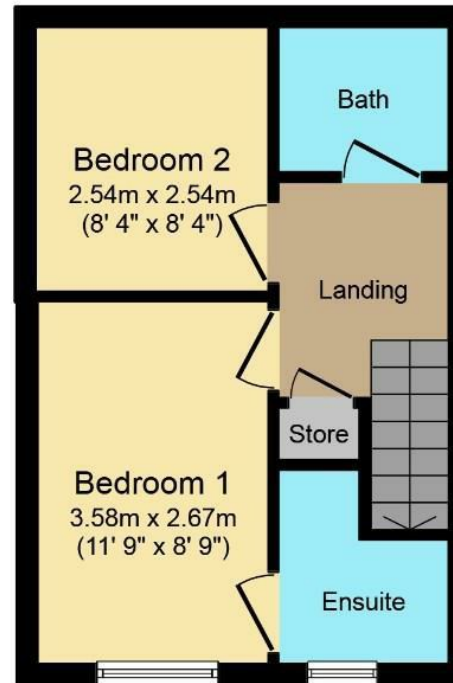


## Floor Plan



### Ground Floor

Floor area 32.6 sq. m. (351 sq. ft.) approx



### First Floor

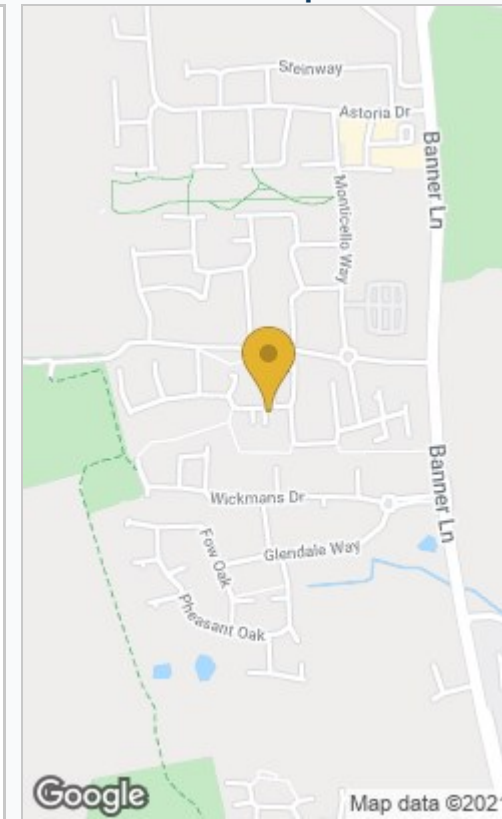
Floor area 25.6 sq. m. (276 sq. ft.) approx

Total floor area 58.2 sq. m. (626 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Coventry  
29 Warwick Row, Coventry CV1 1DY  
024 7625 8421

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