



## Hastings Road, Grendon, Atherstone

Asking Price £299,999

- Semi-Detached Home
- Fully Integrated Kitchen + Utility Room
- Great Transport Links for A5 and M42
- Council Tax Band C
- Modern Development
- Off Street Parking for Two Vehicles
- Freehold
- Three Bedrooms
- Ideal First Home
- EPC Rating B

## 81 Hastings Road, Atherstone CV9 2FL

Calders Residential are delighted to bring to the market this immaculately presented three bedroom semi-detached home on a modern development in Grendon. Situated on a corner plot with off street parking for two vehicles, this home is ideally situated for fantastic access to Tamworth, Birmingham, the A5 and the M42.

Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen/diner and stairs to the first floor. The lounge and kitchen diner both have dual aspect windows, while the kitchen area is fully integrated with an oven, hob, extractor fan, dishwasher, fridge/freezer and a separate utility room. From the dining area there is access into a garden that has a small patio area and fenced boundaries.

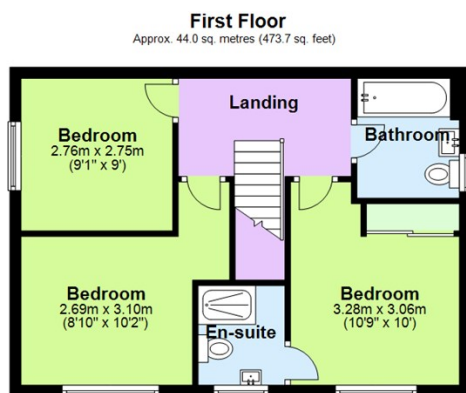
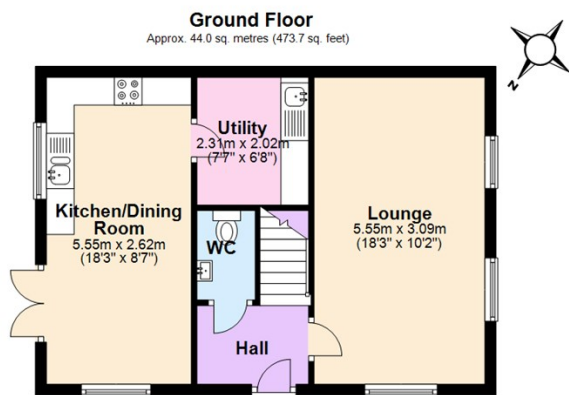
To the first floor there are three well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom has built in wardrobes and an ensuite shower room consisting of a shower, Wc and wash basin.



Council Tax Band: C

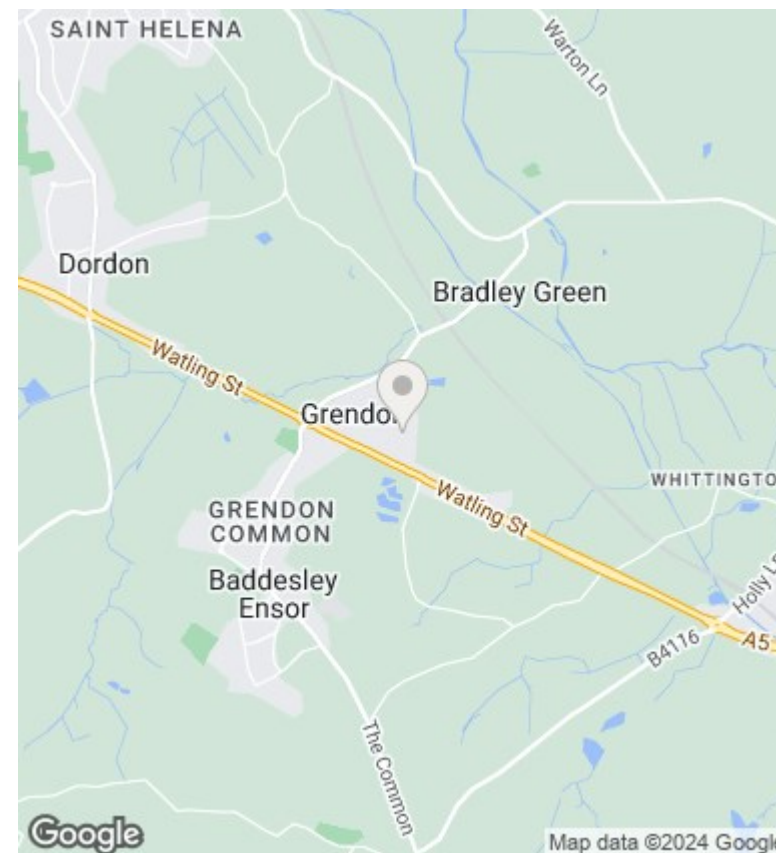






Total area: approx. 88.0 sq. metres (947.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(69-80) <b>C</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	

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

C