



## Atherstone Road, Hurley, Atherstone

Asking Price £450,000

- Detached Family Home
- Off Street Parking & Double Garage
- Low Maintenance Garden
- Council Tax Band E
- Four Bedrooms
- Open Plan Living
- Freehold
- Generous Corner Plot
- Downstairs WC
- EPC Rating E

## 2 Atherstone Road, Atherstone CV9 2HU

Calders Residential are delighted to bring to the market this four bedroom detached home in Hurley, Atherstone. Set back from the road on a lovely corner plot with ample off street parking a double detached garage at the side. This wonderful property would make an ideal home for a growing family and is well situated for good access to Tamworth and the M42.

Entering into the property there is access into the living room, kitchen and stairs to the first floor. The living room is a generous L-shaped space that features a fireplace and offers ample room for living and dining space and has a sliding door into the rear garden. The kitchen has a range of fully integrated appliances including an oven, hob, extractor fan and space for further freestanding appliances, as well as a rear porch that leads to the downstairs WC.

To the first floor there are three double bedrooms, one single bedroom and a three piece shower room consisting shower, WC and wash basin. The main bedroom and bedroom two also both feature built in wardrobes.

To the rear there is a low maintenance garden with plenty of seating areas, a water feature and flower bed and there are fenced boundaries.



Council Tax Band: E







S  
ai



LDERS  
Residential



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Residential



Main area: Approx. 116.9 sq. metres (1258.2 sq. feet)  
Plus garages, approx. 25.9 sq. metres (278.7 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.

## Viewings

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

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	