

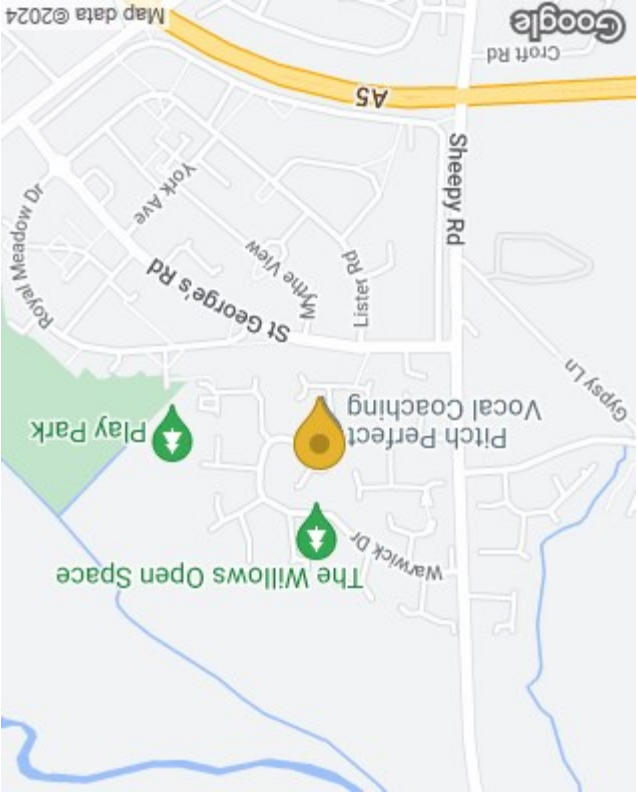
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Please contact our Atherstone Office on 01827 215 100  
 if you wish to arrange a viewing appointment for this property or require further information.

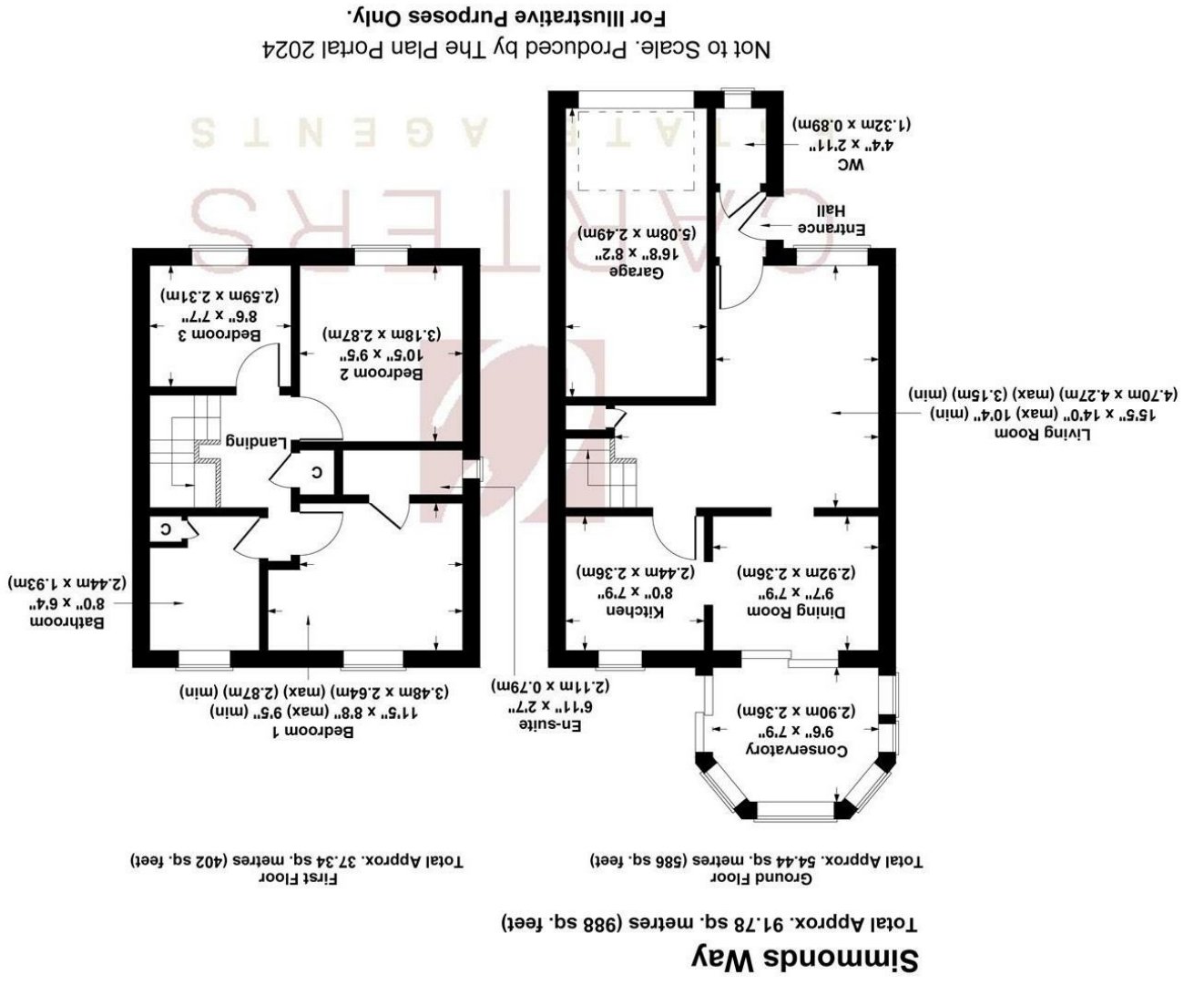
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan



36 Simmonds Way  
 Atherstone, CV9 3AX

£280,000





36 Simmonds Way

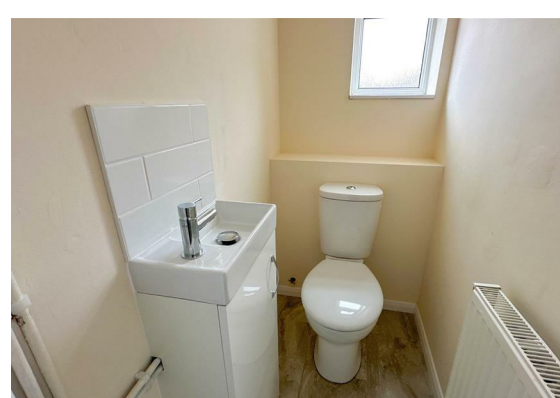
Atherstone, CV9 3AX

Presenting this modern three-bedroom property in a charming cul-de-sac within the market town of Atherstone. Updated and improved, this home is move-in ready and comes with the added advantage of no upward chain, making it an enticing opportunity for discerning buyers.

The current owners have tastefully renovated the property, featuring a newly installed kitchen, replacement roof, new fascia's, replacement front door, new guests' cloak, replacement carpets, and refreshed decor throughout. Upon entry, a small hallway leads to a WC guests' cloak with a white suite. The spacious living room offers storage, stairs to the first floor, and an archway to a separate dining room. The kitchen, with an open-plan design, boasts white gloss units, integrated oven, gas hob, extractor, and space for utilities. Patio doors from the dining room lead to a pleasant conservatory.

Upstairs, three bedrooms await, with the main double benefiting from an en-suite with a shower unit and a white suite. There are also a further double and a single bedroom. The bathroom comprises a white three-piece suite with an electric shower.

Externally, the property sits in a



cul-de-sac with a block-paved driveway for two cars and access to a single integrated garage. The private rear garden features a blend of paving, lawn, and shrub borders, with gated access to the side.

Ideal for a first-time buyer, small family, or downsizers, this well-presented house boasts a modern kitchen and cream carpets. Nearby amenities include the town centre, local shops, a train station, and convenient road networks with excellent links. A property ready to be called home.

