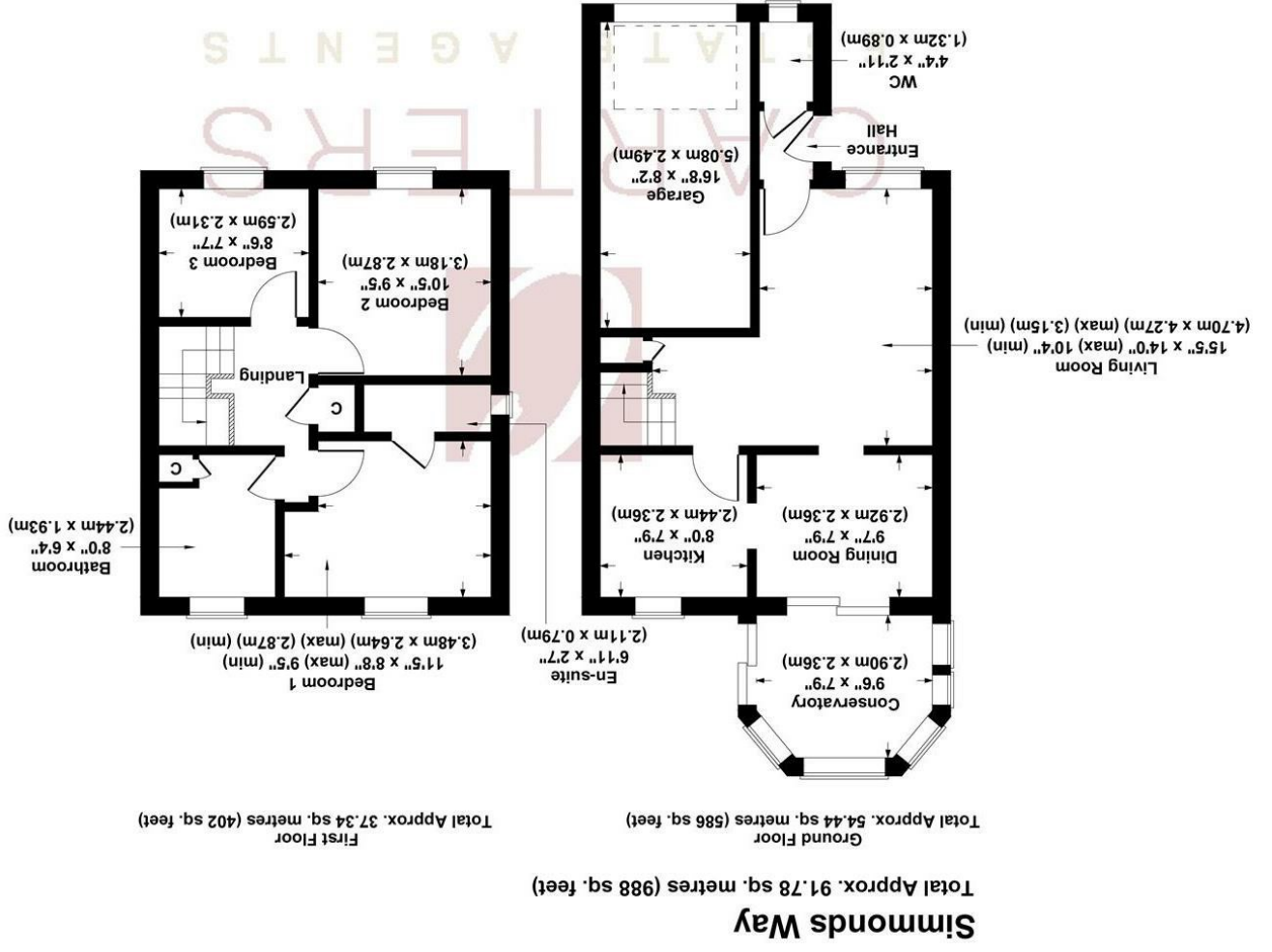


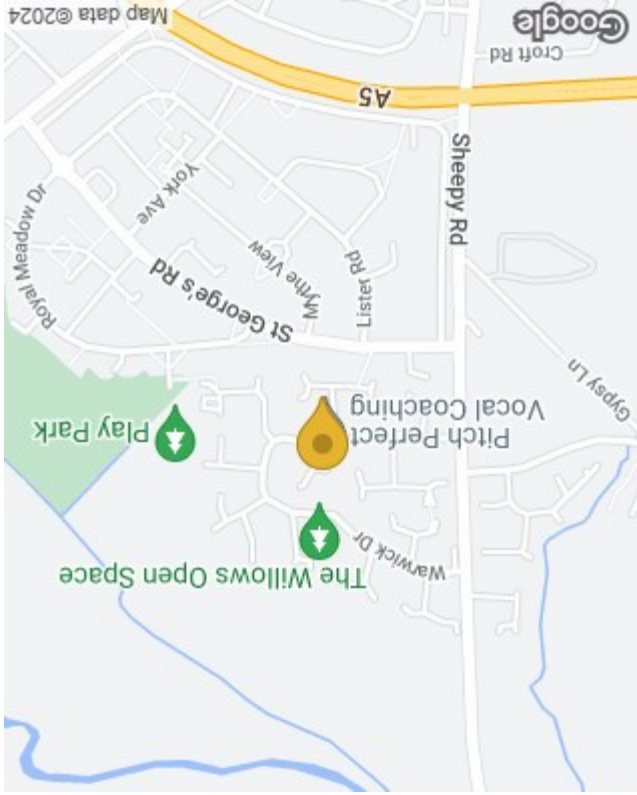
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

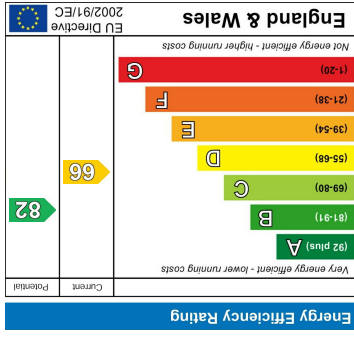


Floor Plan



Area Map

Energy Efficiency Graph



36 Simmonds Way
 Atherstone, CV9 3AX
 £280,000



36 Simmonds Way

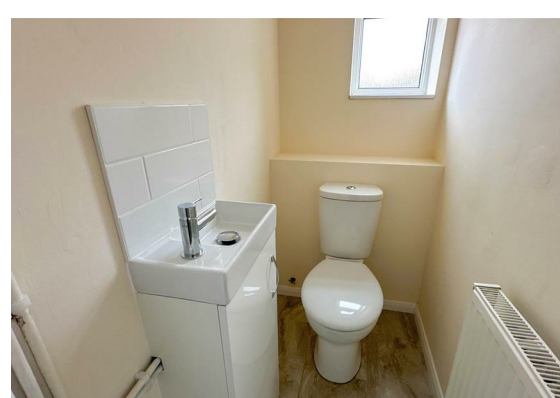
Atherstone, CV9 3AX

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.

