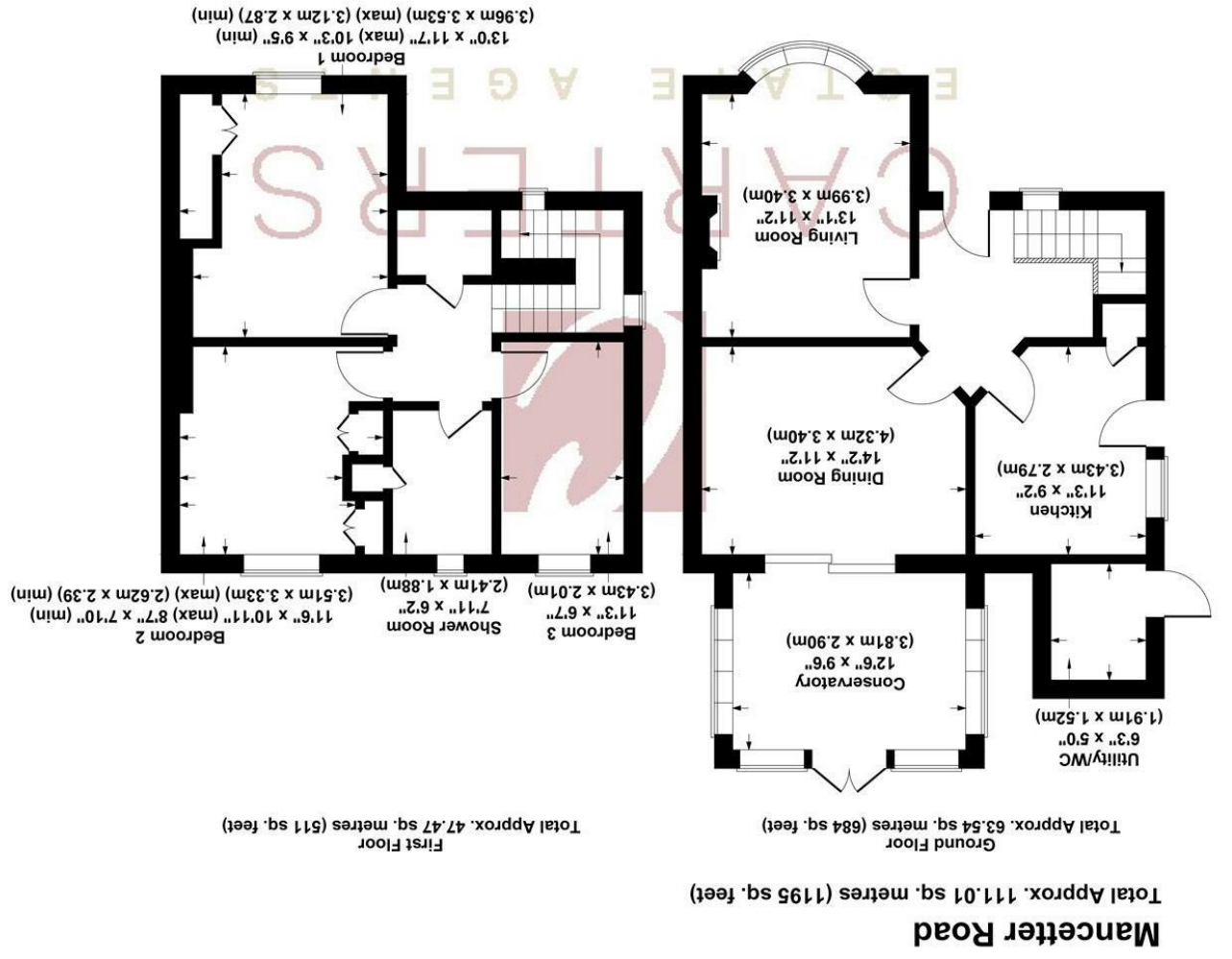


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

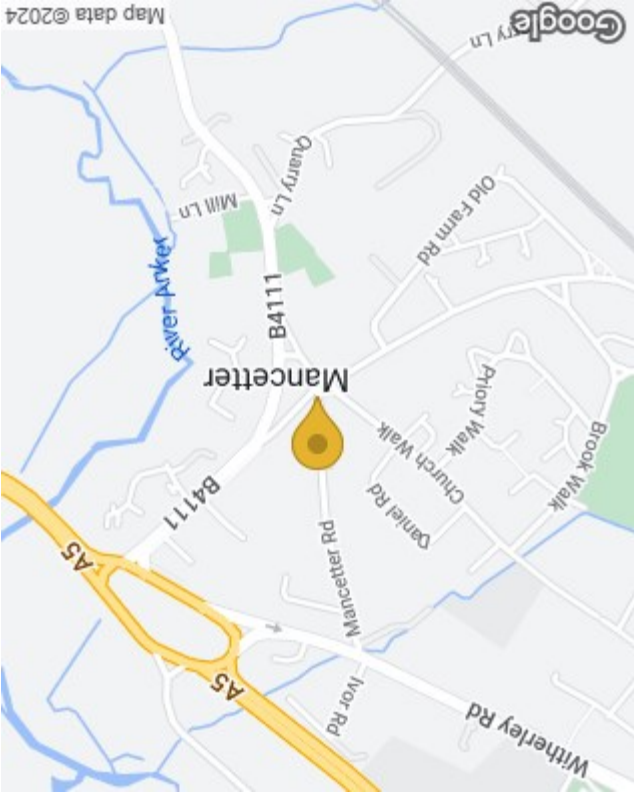
Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Floor Plan

Energy Efficiency Rating	
Current	Potential
86	86
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	

Energy Efficiency Graph



Area Map



70 Mancetter Road  
 Atherstone, CV9 1NY  
 Offers Over £330,000



70 Mancetter Road

Atherstone, CV9 1NY

Presenting an enviable traditional-style semi-detached property, boasting a unique design and character features seldom found on the market. Tucked away from the main road by a private lane, this remarkable property has been meticulously maintained and improved, offering exceptional family accommodation.

Upon entering through the welcoming entrance hall, you're greeted by a series of inviting spaces designed for modern living. To the front, a delightful living room awaits, featuring a bay window and a striking fire surround housing an electric fire, creating a cozy ambiance. The modern kitchen, fully integrated with a range of units, boasts high-end appliances including a double oven, hob, extractor, dishwasher, fridge, and freezer. Convenient access leads to the garden, while a separate dining room, adorned with a feature fire surround, connects seamlessly to the stunning UPVC conservatory via sliding patio doors, providing an idyllic retreat with French doors opening onto the garden.

Ascending the dog-legged stairs to the landing, you'll find a useful storage cupboard and three generously proportioned bedrooms. The principal bedroom, positioned to the front, features modern fitted wardrobes and a



charming fireplace, exuding elegance and comfort. The second double bedroom at the rear boasts two fitted wardrobes and another feature fireplace. The main family bathroom combines modern amenities with traditional elegance, featuring a white roll-top bath, sink, and high level WC, complemented by a separate shower unit with a mains shower, catering to the needs of today's modern family.

