

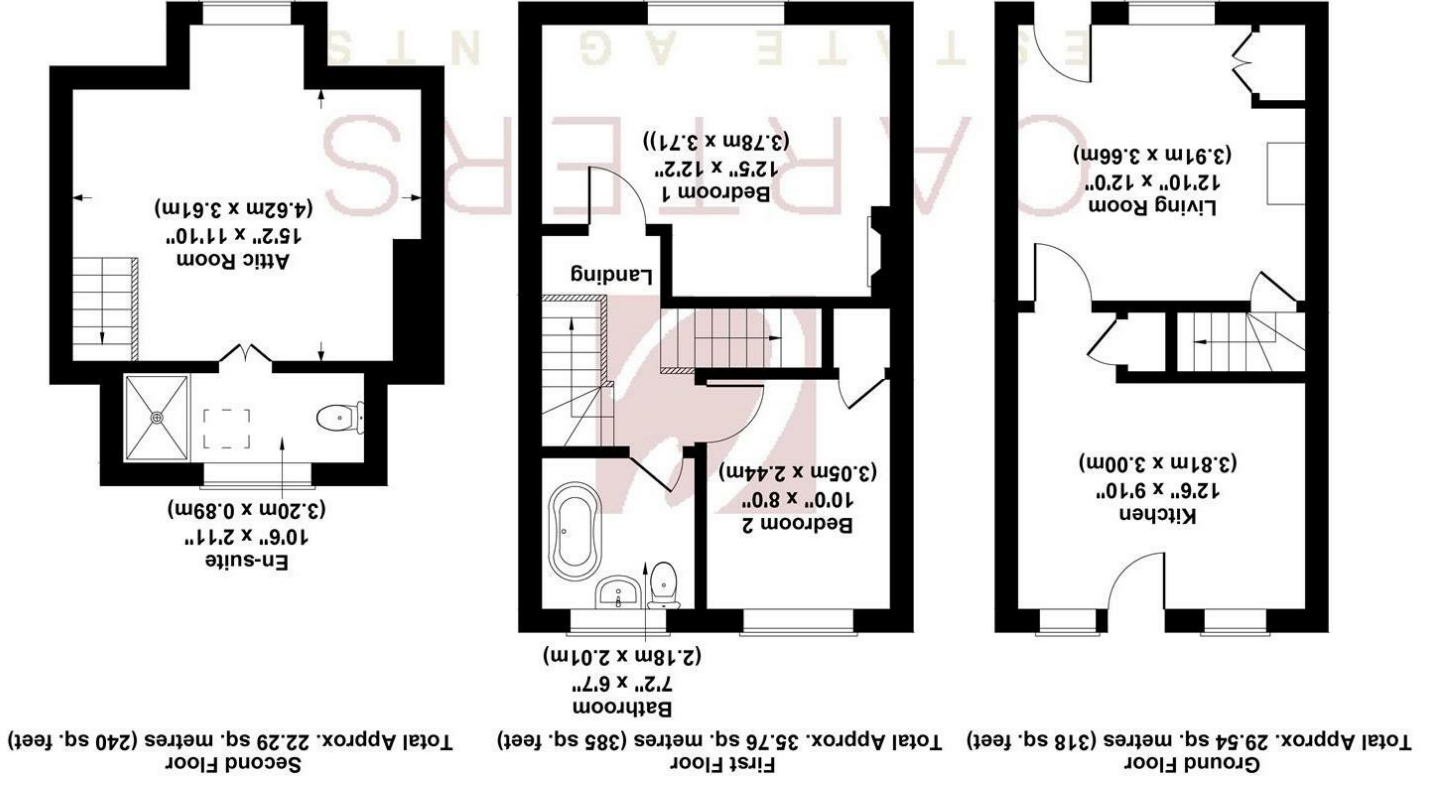
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

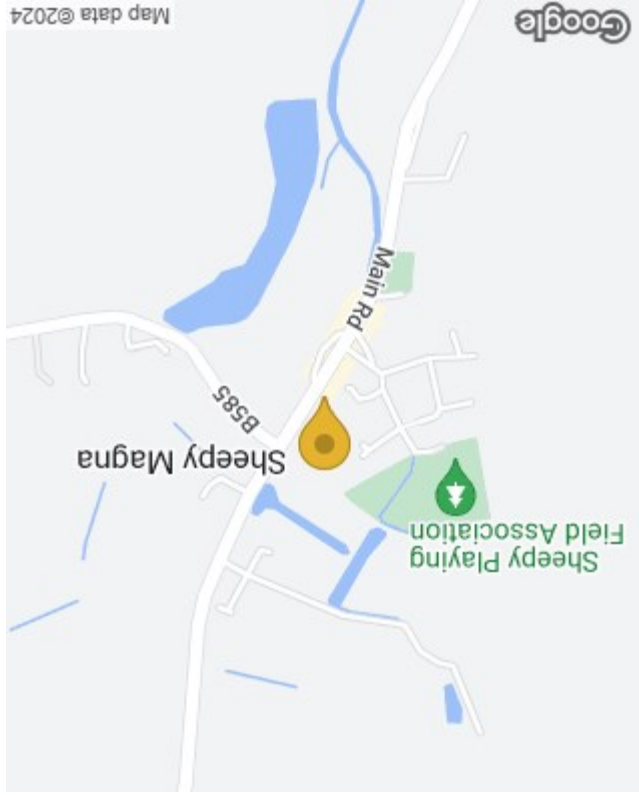
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

Energy Efficiency Rating	
Current	Potential
85	85
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



Floor Plan



Area Map



16 Main Road
 Atherstone, CV9 3QR

£290,000



16 Main Road
Atherstone, CV9 3QR

Discover the charm of village living with this beautifully presented three-bedroom mid-terrace cottage nestled in the sought-after village of Sheepy Magna, offered for sale with the added benefit of No Upward Chain.

Situated back from the main road, this delightful cottage boasts off-road parking and occupies a prominent position within a row of similar designed properties, exuding character and warmth.

Step through the front door to be welcomed into the inviting living room, where a cosy log burner and built-in cupboards create a homely ambiance. The living room seamlessly transitions to the breakfast kitchen, which features a range of units, an inset Belfast sink, and integrated appliances including a dishwasher, fridge, and freezer. A space for a dining table and a stable door leading to the garden enhance the functionality and appeal of this space.

Upstairs, the first floor accommodates two bedrooms, comprising a spacious double room to the front elevation with a feature fireplace, and a comfortable single room to the rear. These bedrooms share a family-sized bathroom complete with a three-piece suite and mixer tap with a shower attachment.



Ascend to the second-floor attic room to discover a charming double bedroom with restricted height. A skylight floods the room with natural light, while swinging-style doors lead to a small ensuite comprising a two-piece suite and a walk-in shower unit with a mains shower.

Outside, the front of the property features a convenient car pull-on providing parking for one vehicle, with shared access leading to the rear garden. The low-maintenance courtyard-style garden offers a paved patio area, with access for two neighbours to utilise the side passage.

Don't miss this rare opportunity to acquire a well-presented cottage in the desirable village of Sheepy Magna, offering the benefits of village life without the burden of an onward chain.

