

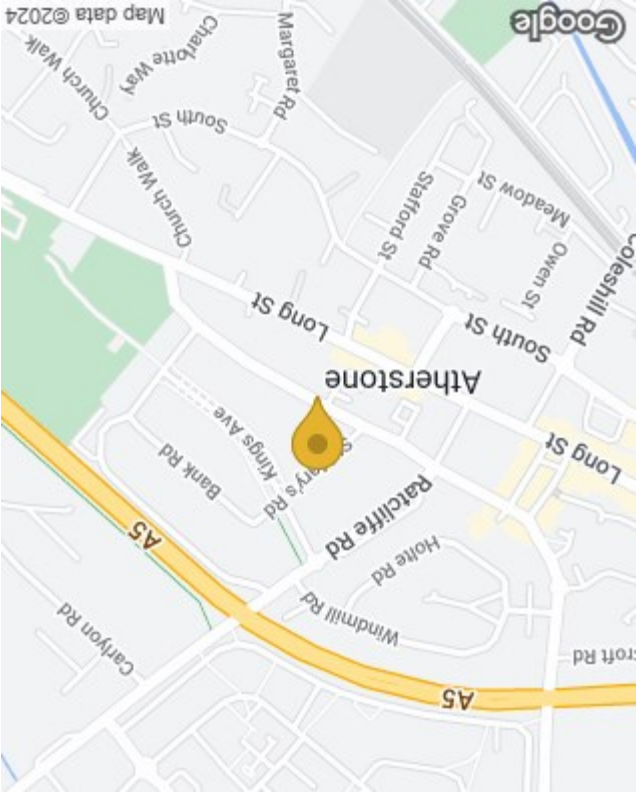
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

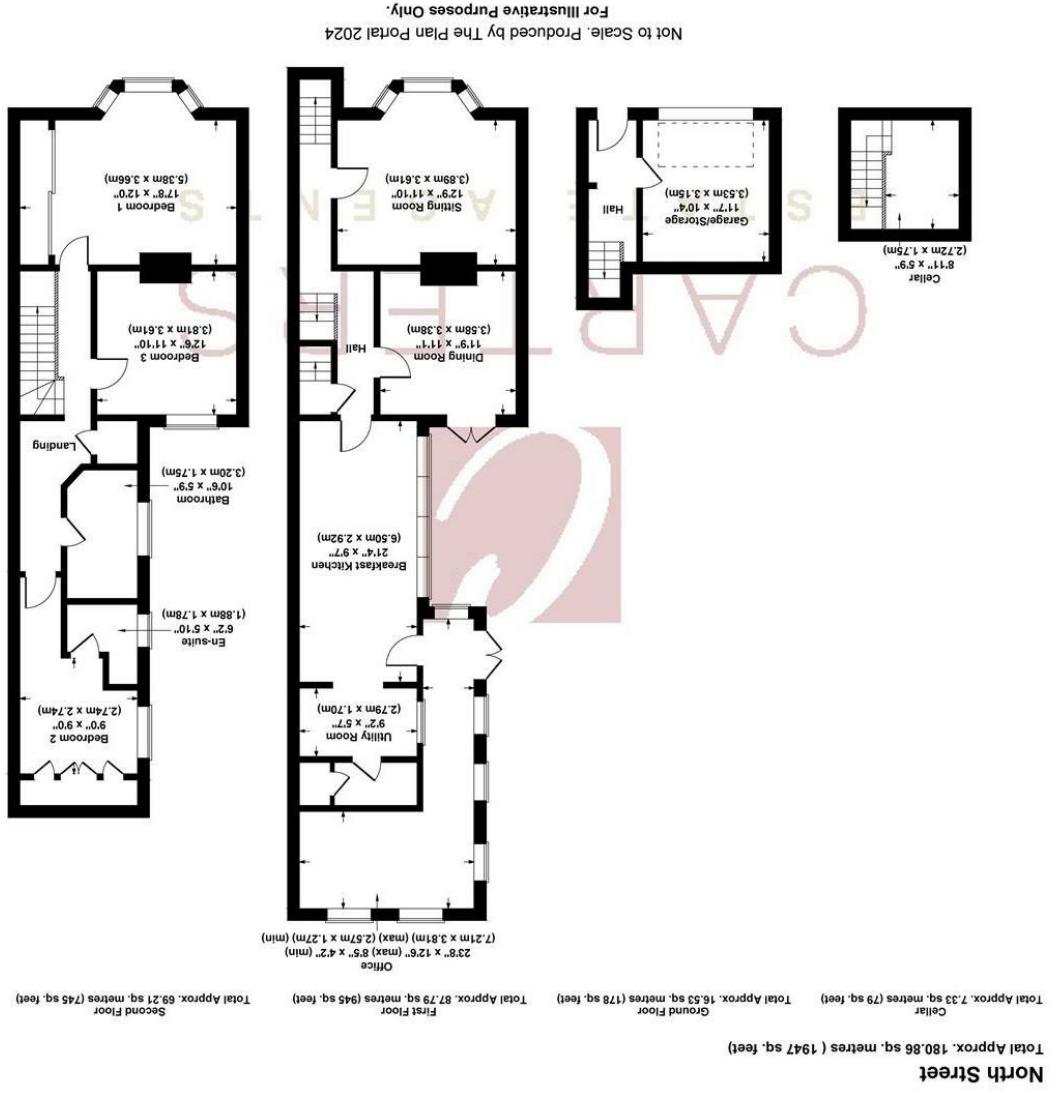
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC  
 Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



Floor Plan



37 North Street  
 Atherstone, CV9 1JW

Offers Over £270,000



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Carters proudly presents this impeccably maintained and remarkably spacious three-bedroom character property, boasting an array of pleasing and distinctive features. Situated impressively on a commanding plot alongside its counterpart, this unique home, built circa 1870, holds a rich history, with the extended frontage once operating as a confectionary shop before transitioning into a fully residential building. Nestled in an ideal and sought-after location close to Atherstone Town centre, this property offers proximity to all amenities, the bustling local high street and bus and train station.

As you enter, you're greeted by an extended frontage, formerly the traditional sweet shop, now secured behind a modern composite door. Off the porch, access to a ground floor storage space offers versatility, with potential for conversion into a home office or retained as garage storage. Ascending the stairs, a spacious entrance hall welcomes you into the main home, with high ceilings and abundant natural light, complemented by feature Victorian mosaic tiled flooring.

The central hallway leads to a generously sized living room featuring bespoke double-glazed wooden sash windows and a feature dual fuel log burner.



Continuing through the property, you'll find a separate dining room, also adorned with a dual fuel log burner and French doors leading to the rear patio. On the other side of the hallway, separate stairs lead down to the cellar, currently utilised as an additional storage room.

The original rear area of the property hosts a generously sized breakfast kitchen lined with windows, creating an inviting and bright ambiance. The kitchen is well equipped with a range of wooden units, space for what currently houses a traditional range cooker, space for an American fridge freezer and plumbing for a dishwasher. The space is complemented by a charming functioning ale tap mounted to one of the worktops.

