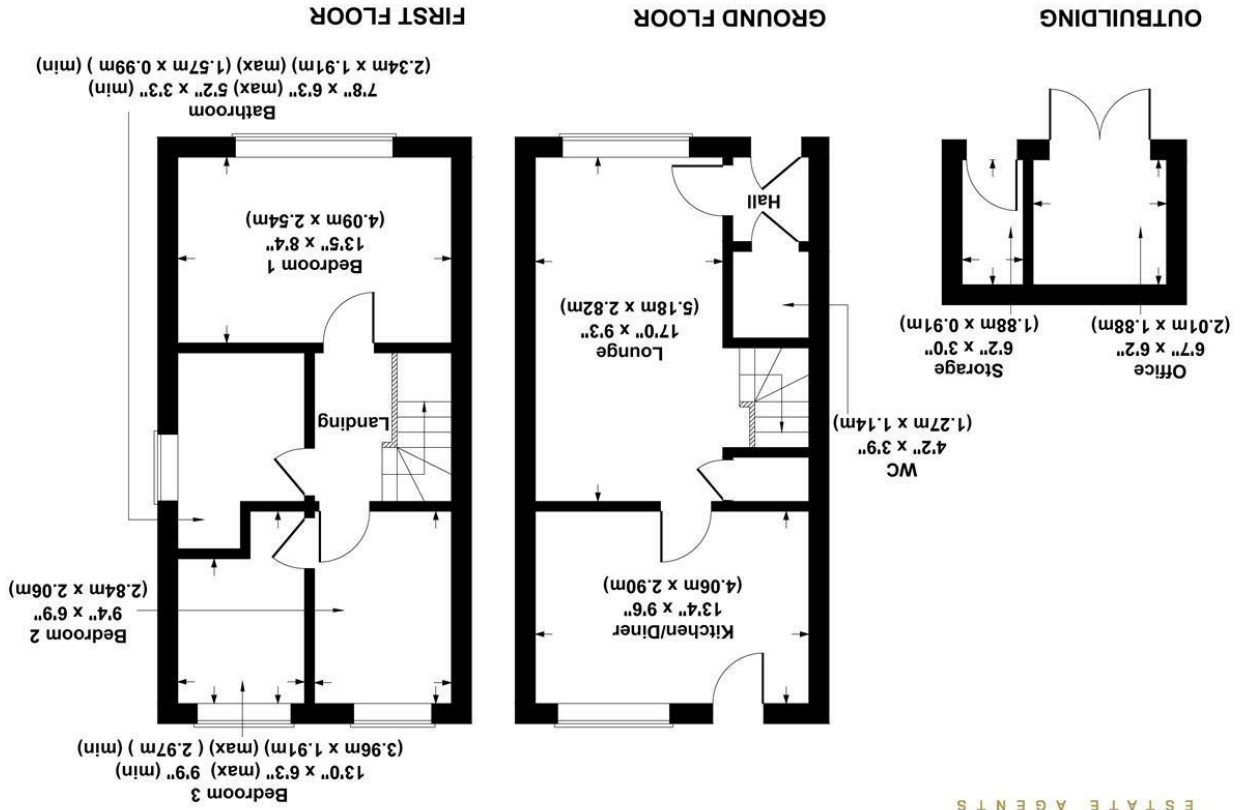


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



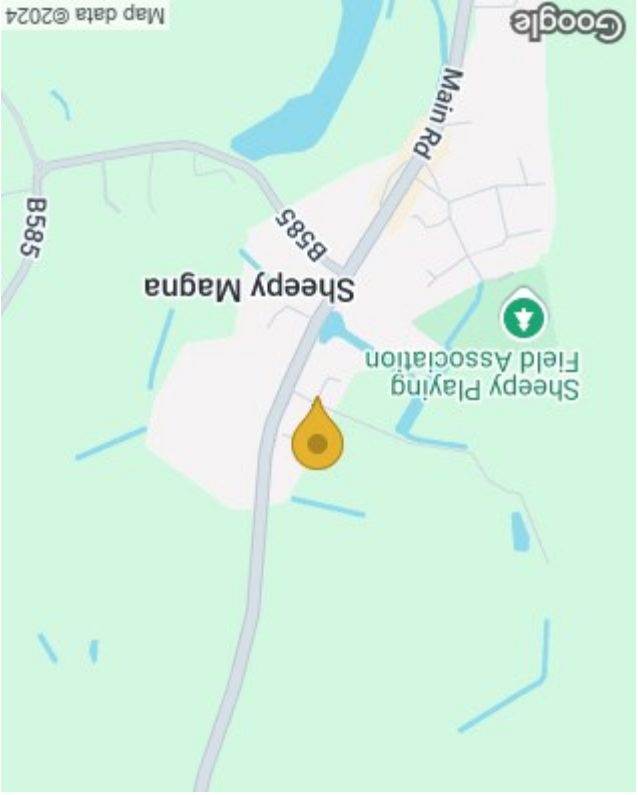
Approximate Area = 729 sq ft / 67.7 sq m  
 Outbuilding = 62 sq ft / 5.7 sq m  
 Total = 791 sq ft / 73.4 sq m



Floor Plan

England & Wales	
EU Directive 2002/91/EC	Current Rating
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
	83
	96

Energy Efficiency Graph



Area Map



2 Rodney Gardens  
 Atherstone, CV9 3SY

50% Shared Ownership £170,000

3  
 2  
 2  
 B  
 C  
 COUNCIL TAX BAND

## 2 Rodney Gardens

Atherstone, CV9 3SY

An exceptional opportunity awaits those aspiring to reside in the sought-after Village of Sheepy Magna. This modern property, built to exacting standards in 2018 by the reputable local development company Springbourne Homes, offers incredible value through a 50% shared ownership arrangement – an ideal entry point for first-time buyers. This setup involves rent payable to Futures Housing for the remaining 50% share (approximately £287.46 PCM), providing access to a superb three-bedroom semi-detached home at a reduced rate.

As a recently built home, the property benefits from a highly rated EPC rating of B and high-speed broadband connectivity. You also have the added benefit of a fully boarded loft for storage with telescopic ladder access.

This modern semi-detached property opens with a welcoming entrance hall featuring a WC/guest cloakroom. The inner hallway leads to a delightful living room with a front aspect, staircase, and large under-stairs storage – a perfect space for entertaining. The kitchen diner boasts a range of units, wooden worktops, an integrated oven, hob, dishwasher, and plumbing for a washing machine. Ample space for a table is complemented by doors leading



to the paved patio and garden area.

Ascending to the first floor, discover three bedrooms – the principal bedroom is double-sized with space for wardrobes, and two additional generously sized bedrooms to the rear of the property. The family-sized bathroom offers a white three-piece suite with an electric shower.

Externally, the property enjoys a prime location in a small cul-de-sac with a pleasant outlook over fields. A driveway provides parking for one vehicle and one guest parking space. A pathway to the front door and a small lawned frontage complete the front aspect.

