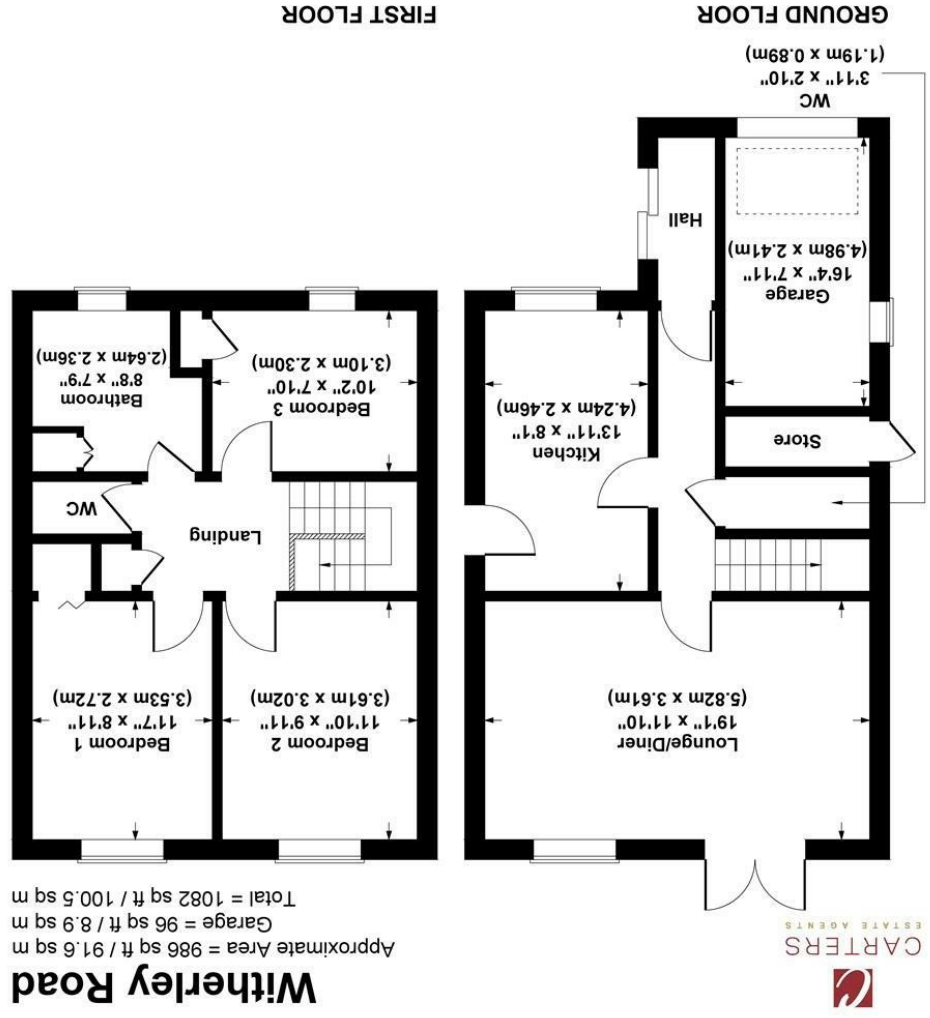


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

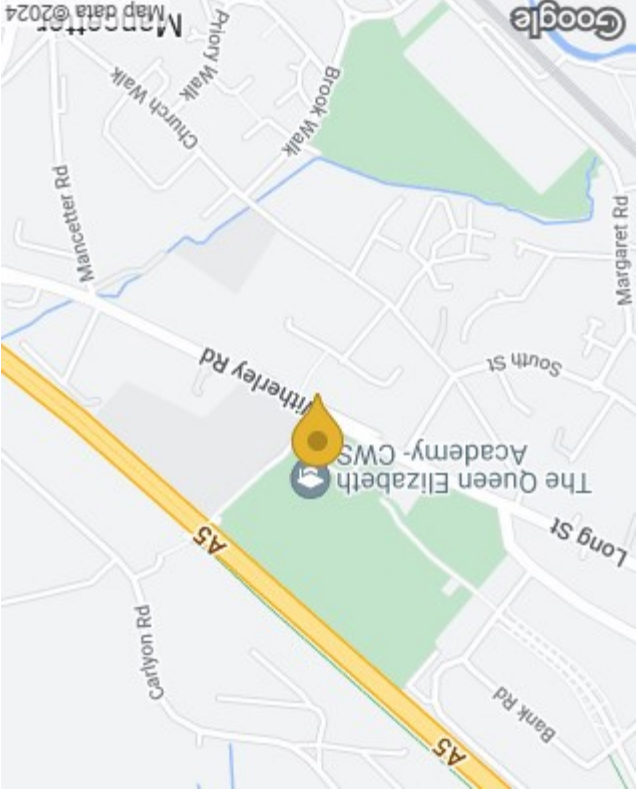


Floor Plan

Energy Efficiency Rating	
Current	Potential
83	68

Energy Efficiency Rating Graph

Energy Efficiency Rating Graph



Area Map



57 Witherley Road  
 Atherstone, CV9 1LZ

£325,000





57 Witherley Road

Atherstone, CV9 1LZ

**\*\*NO UPWARD CHAIN\*\*WELL PRESENTED THROUGHOUT\*\***

Carters are delighted to present this beautifully presented three bedroom detached family home, perfectly situated close to Atherstone Town Centre with its array of amenities and the local schools. The property boasts excellent transport links, with easy access to the A5, making it an ideal location for commuters across the Midlands.

As you approach, the property welcomes you with a meticulously maintained block-paved edged tarmac driveway, offering ample off-road parking and leading to the garage and front entrance porch. Upon entering, you are greeted by an inviting hallway, complete with a convenient guest WC and doors leading to the kitchen and lounge/diner.

The breakfast kitchen is a true highlight, featuring a range of fitted units complemented by contrasting work surfaces, providing a practical and stylish space for culinary creativity. The lounge/diner offers a generous area for both relaxation and entertaining, enhanced by double French doors that open out to the beautiful rear garden, creating a seamless indoor-outdoor living experience.



Ascending to the first floor, you will find three well proportioned bedrooms, each designed to offer comfort and tranquility. The family bathroom is thoughtfully designed with both a bathtub and a separate shower cubicle, while an additional separate WC adds convenience for busy family mornings.

The exterior of the property is equally impressive. The rear southernly facing garden is a private haven, featuring a full width paved patio that steps up to a lush lawn bordered by mature shrubs and plants. This outdoor space is perfect for al fresco dining, relaxation and enjoying the natural surroundings.

With its no chain status and prime location, this property is expected to attract considerable interest. To truly appreciate the charm and quality of this delightful family home, early viewings are highly recommended. Don't miss out on this opportunity.

