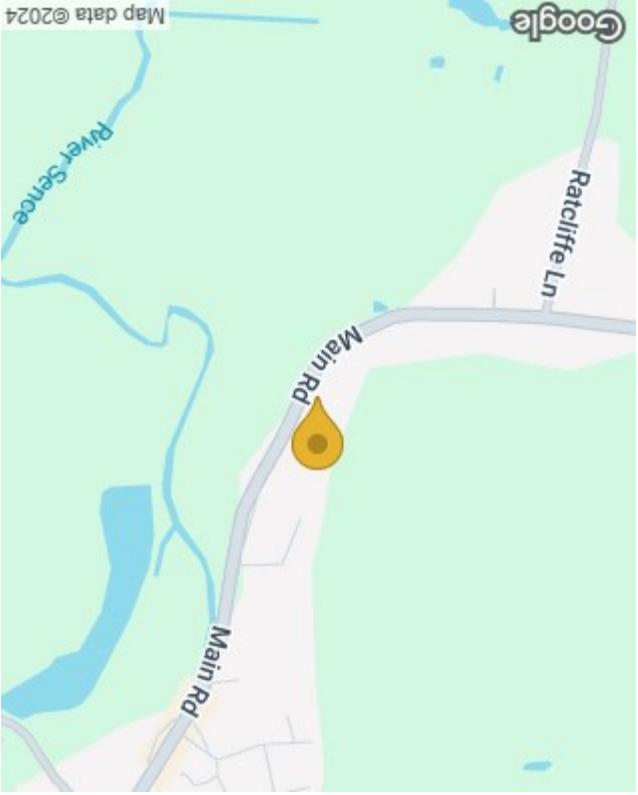


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate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

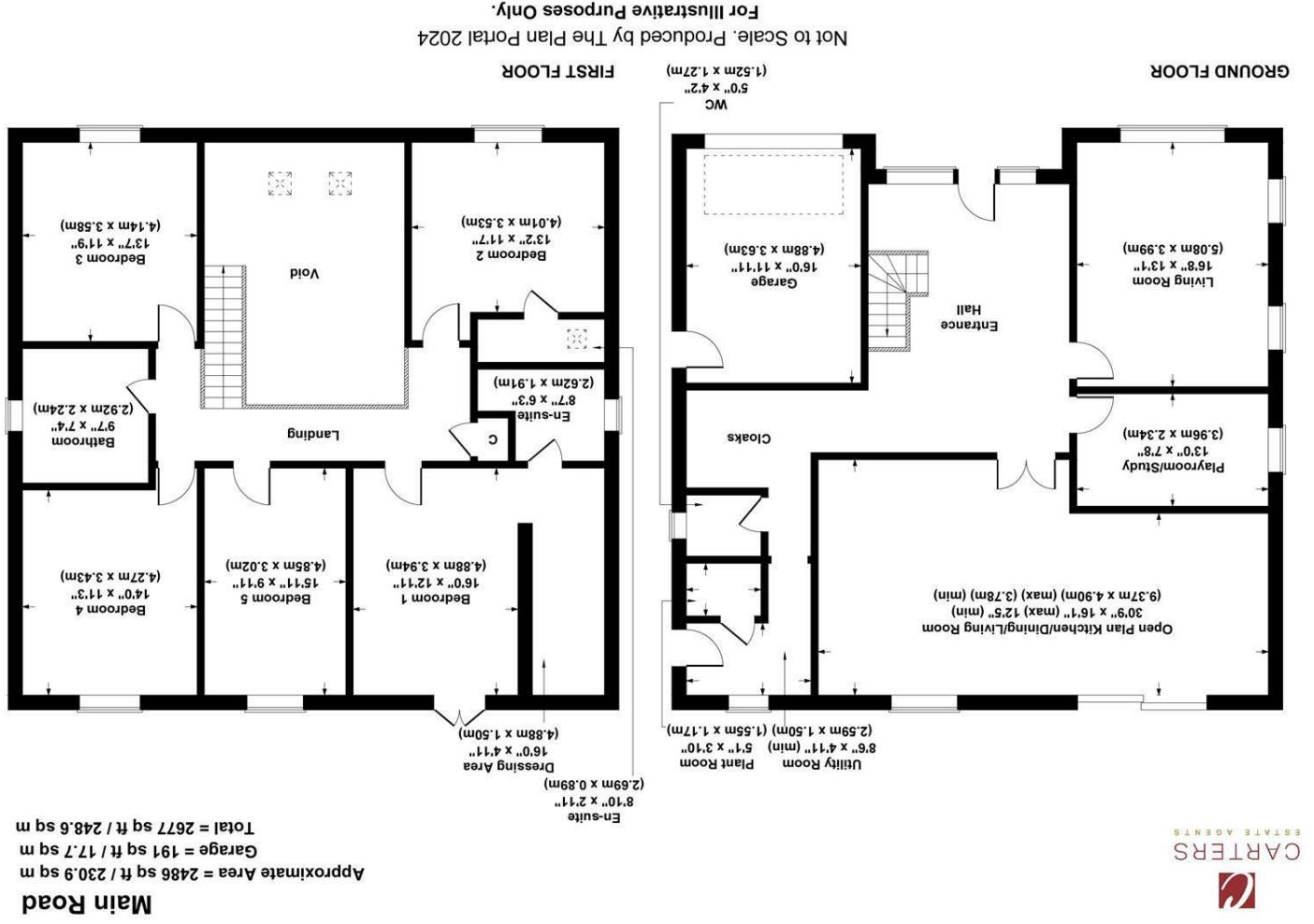
Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	86
Target	100

Energy Efficiency Graph



Area Map



Floor Plan



94 Main Road
 Atherstone, CV9 3QU
 Offers Over £850,000

5 BEDS 3 BATHS 3 CAR GARAGE B COUNCIL TAX BAND D

94 Main Road
Atherstone, CV9 3QU

This impressive five-bedroom, detached property with two en-suites is located in the highly desirable village of Sheepy Magna. Designed and built by the current owners in 2021, the property offers generous and well-planned accommodation spread over 2,600 sq. ft, making it an ideal family home. It is offered for sale with no upwards chain.

The home boasts open views over beautiful countryside to both the front and rear, providing a rare find in such a picturesque location. With strong kerb appeal, this double-fronted property is set back from the main thoroughfare, providing a good degree of privacy, thanks to gated access and a large frontage.

Upon entering the property, you are greeted by a stunning, open entrance hallway featuring floor-to-ceiling windows that flood the space with natural light, a vaulted ceiling, and skylight windows. From the hallway, doors lead to a living room at the front, a playroom/home office, and double doors that open into a spectacular open-plan kitchen, dining, and living room. This space is enhanced by large sliding doors along the rear, allowing for views of the garden. The kitchen is fitted with a range of shaker-style units with quartz worktops. Additionally, there is a Belling range cooker



with an extractor hood, an integrated wine cooler, and a dishwasher. The impressive kitchen island is a show-stopper and offers seating space, perfect for entertaining. A utility room provides additional units and plumbing for a washing machine, along with rear access to the side, a plant room, and a WC/guest cloakroom fitted with a white suite.

