

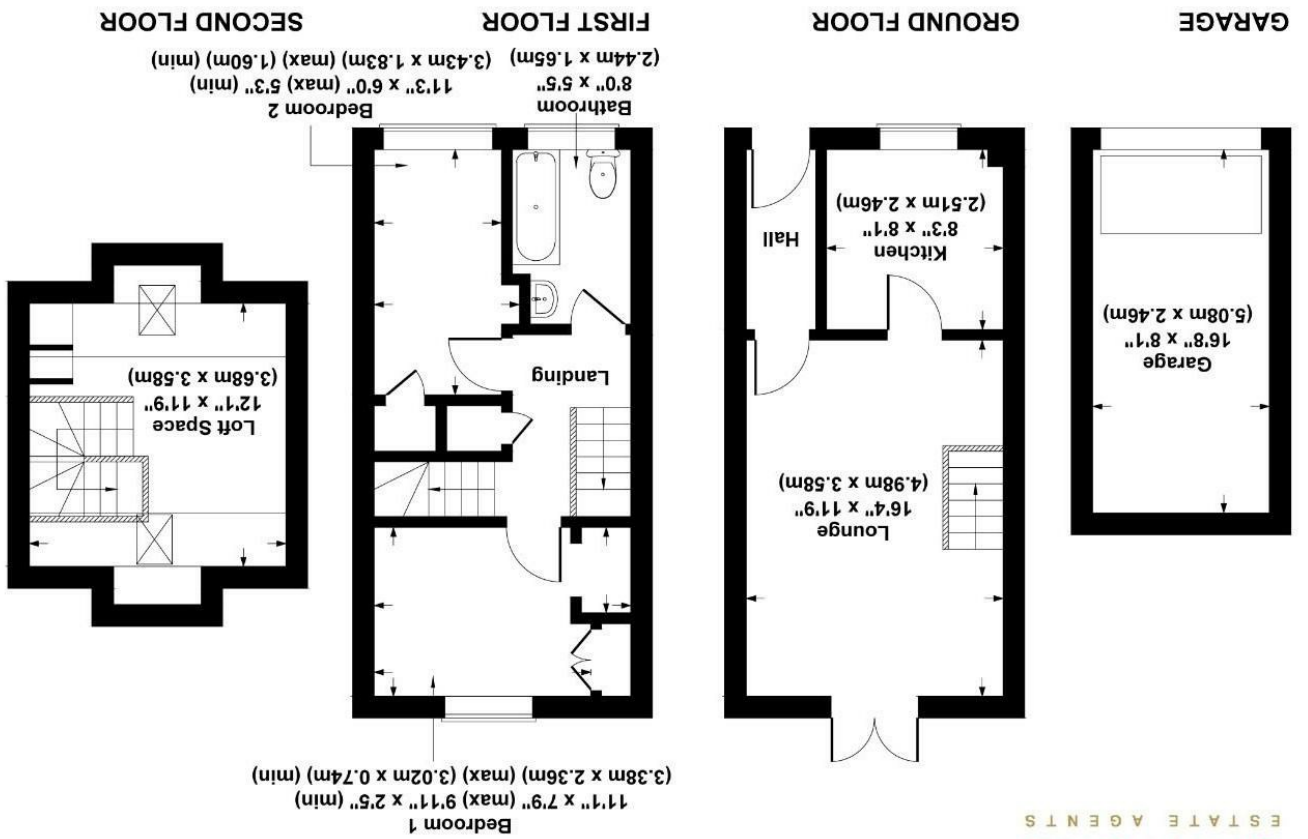


18 Merevale Road
 Atherstone, CV9 2PR
 Asking Price £220,000

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Floor Plan

Meevale Road
 Approximate Area = 745 sq ft / 69.2 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 880 sq ft / 81.7 sq m

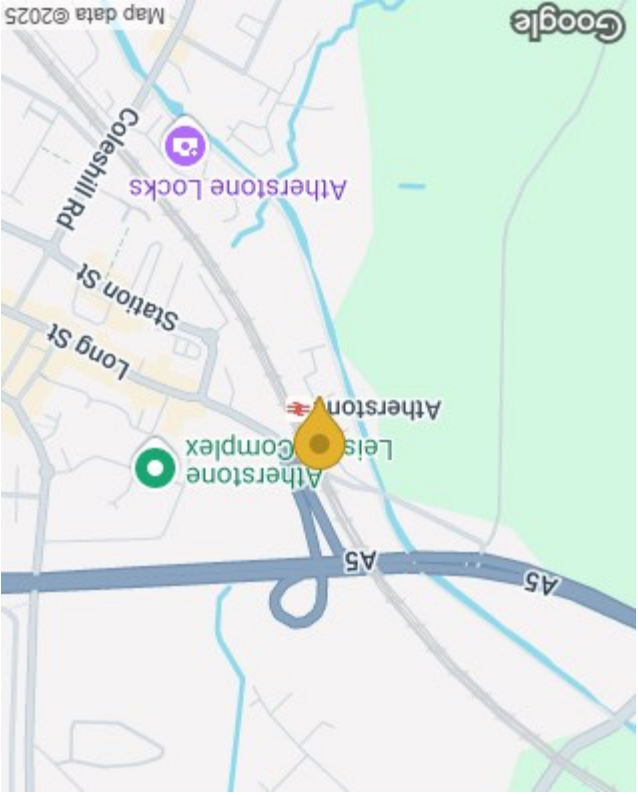
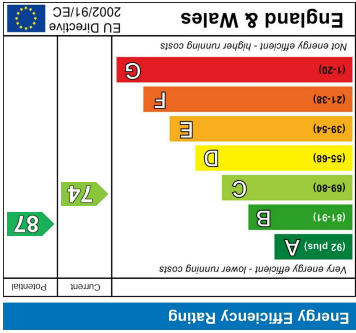


Not to Scale. Produced by The Plan Portal 2025
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Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



Area Map

18 Merevale Road

Atherstone, CV9 2PR

Situated in a highly desirable area of Atherstone, this charming two-bedroom semi-detached property offers both convenience and versatility. Perfectly positioned near the train station and town centre, it provides easy access to local amenities and transport links. With the added benefit of parking, a garage, and a fixed staircase to a converted loft space currently used as a home office, this property is ideal for first-time buyers, investors, or those seeking a smaller family home.

The property features a driveway at the front and a single garage located in a block of three at the rear, offering secure storage and additional parking options.

Upon entering, the entrance hall leads into a delightful living/dining room, a bright and welcoming space complete with a feature fireplace housing an electric fire. French doors open onto the rear garden, while a staircase leads to the first floor. The compact yet well-equipped modern kitchen boasts a range of units, updated worktops, and integrated appliances, including an electric oven, gas hob, extractor, and plumbing for a washing machine.

The first floor hosts two double bedrooms, one at the front and one at the rear, both of which



benefit from built-in wardrobes. They share a well-appointed family bathroom with a white three-piece suite, an inset vanity sink unit, and a mains-powered shower over the bath. From the landing, a door with a fixed staircase leads to a converted loft space, which is equipped with power, lighting, and two skylights, offering excellent potential for further development into additional living accommodation.

Outside, the property boasts a low-maintenance rear garden laid with artificial turf and enclosed by modern replacement fencing. A gated pathway provides side access. The garage, accessed from Merevale Road, adds to the convenience and practicality of this home.

