



Main Road,Austrey Atherstone CV9 3EB

Not for marketing purposes INTERNAL USE ONLY

welcome to

Main Road, Austrey Atherstone

*** DO NOT MISS OUT *** RARE OPPORTUNITY *** NO CHAIN *** DETACHED *** TWO BEDROOMS *** KITCHEN *** LOUNGE DINER ***BOAT ROOM
*** WRAP AROUND GARDEN *** DRIVEWAY *** GARAGE *** COUNTRYSIDE VIEWS *** RURAL LOCATION *** CALL SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band D.

Approach

Gated driveway and front garden.

Entrance Hall

Doors to lounge and kitchen, stairs and ceiling lightpoint.

Lounge

15' 1" x 14' (4.60m x 4.27m)

Double glazed window to front, fireplace, laminate floor and ceiling lightpoint.

Dining Room

12' 7" x 7' 2" (3.84m x 2.18m)

Double glazed window to rear, double glazed door to garden, radiator and ceiling lightpoint.

Kitchen

12' 1" x 14' 2" (3.68m x 4.32m)

Double glazed window to front and rear, range cooker, wall and base units, door to storage room, sink and drainer, laminate floor, radiator and ceiling lightpoint.

Landing

Double glazed window to rear, loft access and ceiling lightpoint.

Bedroom One

14' 2" x 13' (4.32m x 3.96m)

Double glazed window to front and rear, radiator and ceiling lightpoint.

Bedroom Two

8' 9" x 14' 1" (2.67m x 4.29m)

Double glazed window to front and rear, radiator

and ceiling lightpoint.

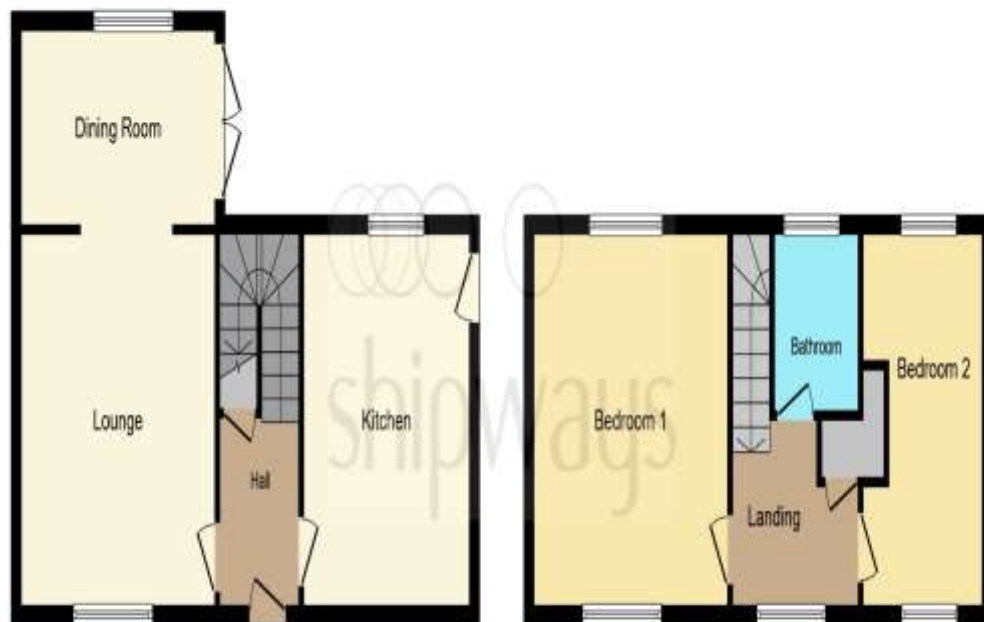
Bathroom

Double glazed window to rear, bath, low level wc, vanity sink, separate shower, radiator and spotlights.

Rear Garden

Wrap around garden, countryside views and garage.

Garage



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Main Road,
Austrey Atherstone

- DETACHED
- TWO BEDROOMS
- KITCHEN
- LOUNGE DINER
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£475,000



check out more properties at shipways.co.uk



Property Ref:
CAB111590 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk