



60 Westwood Road, Atherstone, Warwickshire, CV9 2AY

HOWKINS &
HARRISON

60 Westwood Road,
Atherstone,
Warwickshire, CV9 2AY

Guide Price: £195,000

Offered for sale with no upward chain, a well presented two bedroom modern town house. Situated within a short walk of Atherstone town centre, close to excellent amenities and transport links.. Having a spacious lounge with doors to the rear garden, two good size bedrooms, easy to maintain non overlooked rear garden and parking for four vehicles.

Features

- Ideal starter home or investment property
- No upward chain
- Close to local amenities
- Two bedrooms and bathroom
- Spacious lounge with doors to garden
- Ground floor WC
- Convenient location
- Ample off road parking
- Cul de sac position



Location

Atherstone is a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. Atherstone has a railway station with a direct service to London.

Tamworth - 10.3 miles

Market Bosworth - 8.7 miles

Nuneaton - 5.7 miles



Accommodation Details – Ground Floor

The front door leads into an entrance hall with staircase rising to the first floor with storage cupboard under and door to the cloakroom WC. A door off to the right leads into the fitted kitchen comprising a range of eye level and base units, ample preparation surfaces with complementary wall and floor tiling, built-in gas hob with oven below and extractor hood above and double glazed window to the front elevation. To the rear is a spacious lounge with double glazed window and French doors to the rear elevation, overlooking the garden.

First Floor

From the entrance hall the staircase rises to the first floor with doors leading off to: two excellent size bedrooms both having built in wardrobes and a bathroom comprising a panel enclosed bath with complementary tiling, tiled shower cubicle with shower screen, low flush WC, pedestal wash hand basin and complementary tiling.

Outside

Externally the property has access to four parking spaces and an easy to maintain mature rear garden, mainly laid to lawn with garden shed.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

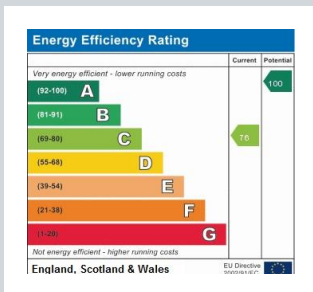
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

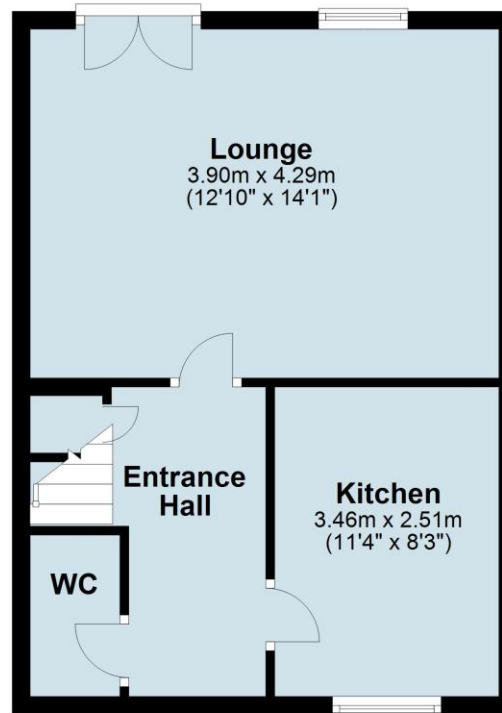
Council Tax

Band - B



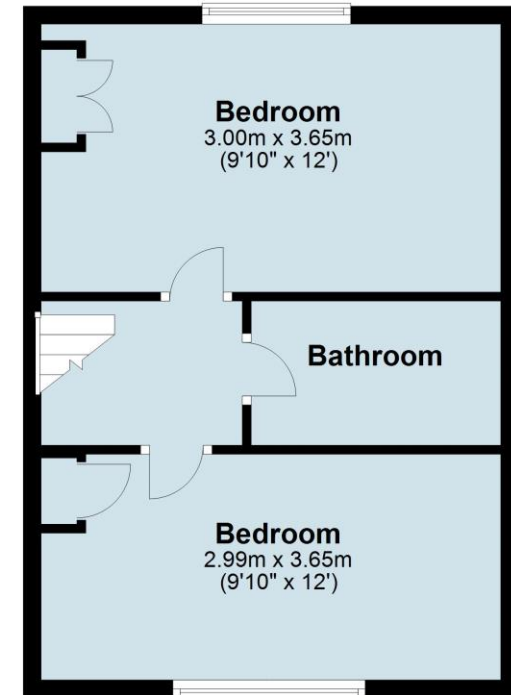
Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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