



127 Royal Meadow Drive, Atherstone, Warwickshire, CV9 3BG

HOWKINS &
HARRISON

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Atherstone,
Warwickshire, CV9 3BG

Guide Price: £309,950

An exceptionally well presented three bedroom detached family home having been fully renovated in recent months. Offering plenty of space and situated within a popular residential location. Externally there is a driveway leading to a single garage and mature rear garden mainly laid to lawn.

Offered for sale with no upward chain, an early internal viewing is strongly recommended.

Features

- Ready to move into detached family home
- Spacious sitting room/dining room
- Re-fitted kitchen/breakfast room
- Three excellent size bedrooms
- Family bathroom
- Lawned front & rear gardens
- Spacious driveway and integral garage
- No upward chain



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

A front door with entrance porch and door leading into a bright and spacious sitting room/dining room having double glazed window to the front elevation and double glazed French doors leading to the rear garden. Staircase rising to the first floor and a feature fireplace with open faced brick surround. A door leads in to the modern re-fitted breakfast kitchen having a comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, freestanding cooker with extractor hood above. There are double glazed window to the side and rear elevation, a fitted breakfast bar and door leading off to the cloakroom WC with wash hand basin.

First Floor

To the first floor the landing provides access to an airing cupboard and three good size bedrooms. Finally the family bathroom has been re-fitted with a modern suite comprising a panel enclosed bath with shower and shower screen over, low flush WC, pedestal wash hand basin, fully tiled wall surrounds and a chrome heated towel rail.

Outside

Occupying a generous size garden plot with a lawned garden to the front and a driveway providing access to the integral single garage. Side gated pedestrian access to a mature rear garden mainly laid to lawn with paved patio.

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

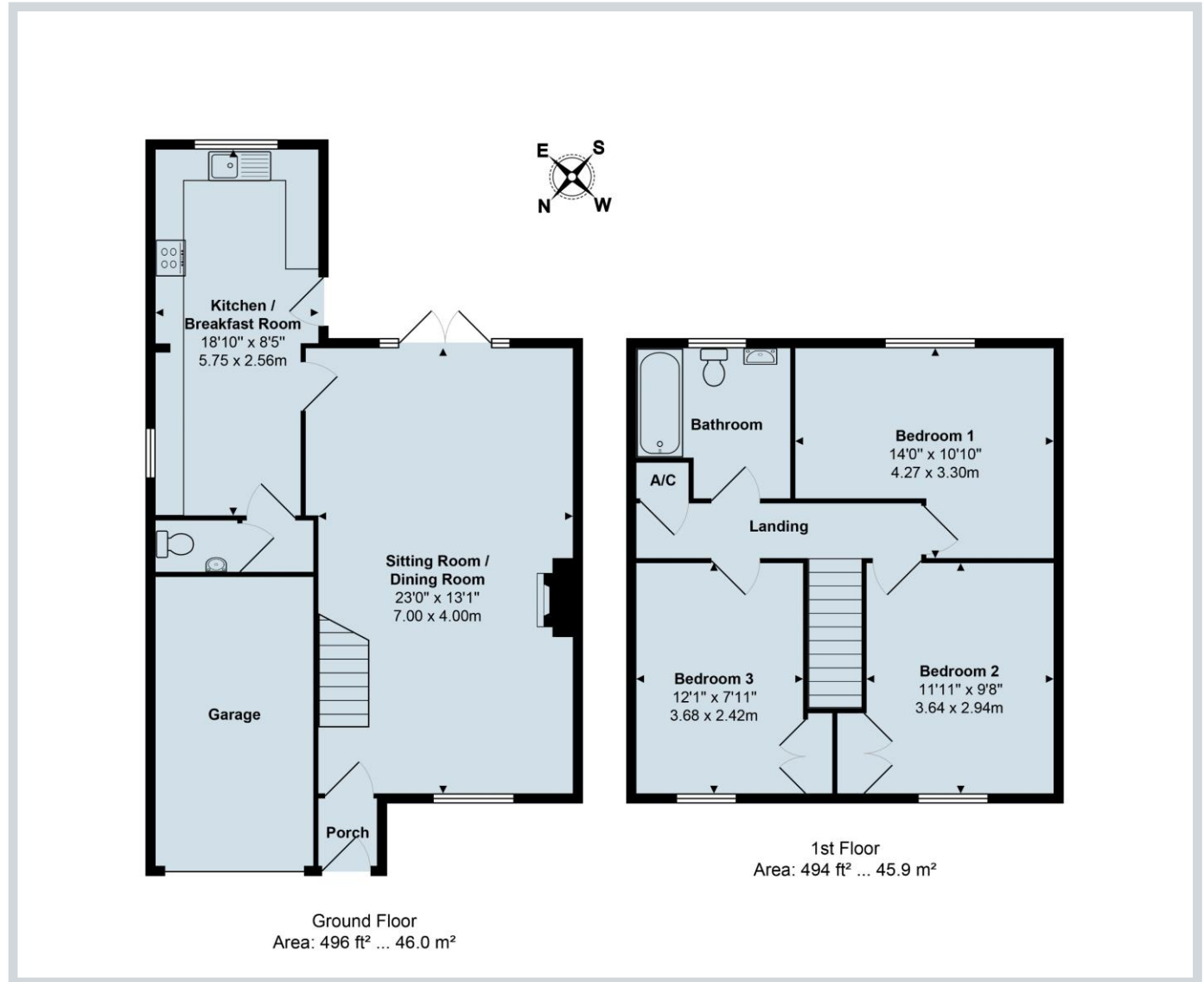
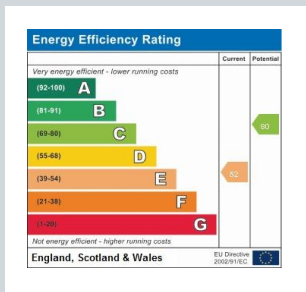
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - B



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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.