



28 Coleshill Road, Atherstone, Warwickshire, CV9 1BW

HOWKINS &
HARRISON

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Atherstone,
Warwickshire, CV9 1BW

Guide Price: £355,000

A rare opportunity to purchase a delightful grade II listed three storey character residence within walking distance of Atherstone town centre. Offering exceptionally well presented versatile accommodation totalling over 1680sqft. In brief comprising a basement cellar and utility room, ground floor sitting room and kitchen, whilst to the first floor there are two generous size bedrooms, a dressing room, en-suite shower room and separate WC. On the second floor are two further bedrooms alongside a large eaves storage area and a shower room. Externally there is a walled for-garden and to the rear is a delightful low maintenance garden with paved patio.

An early internal viewing is strongly recommended.



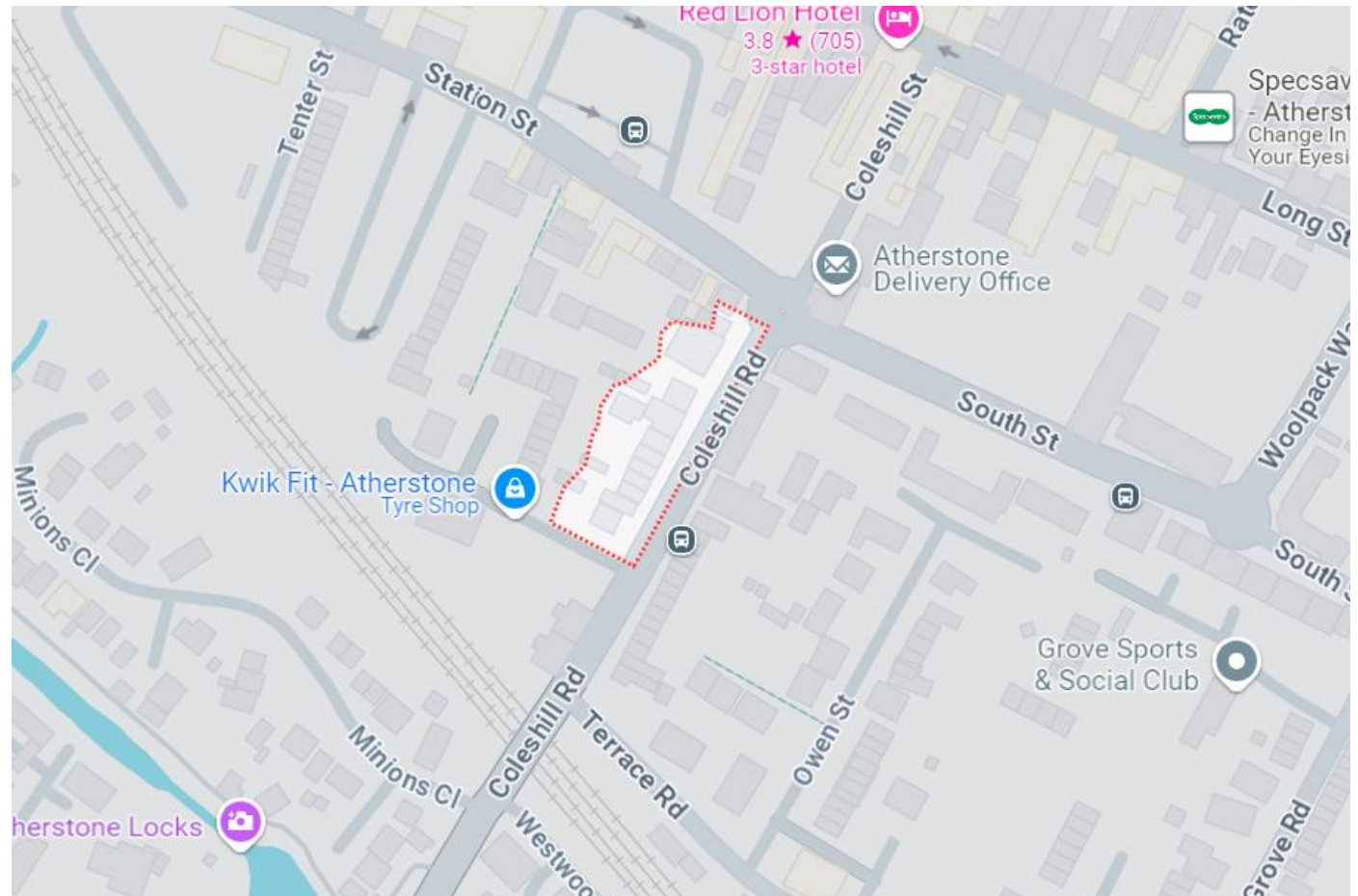
Location

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

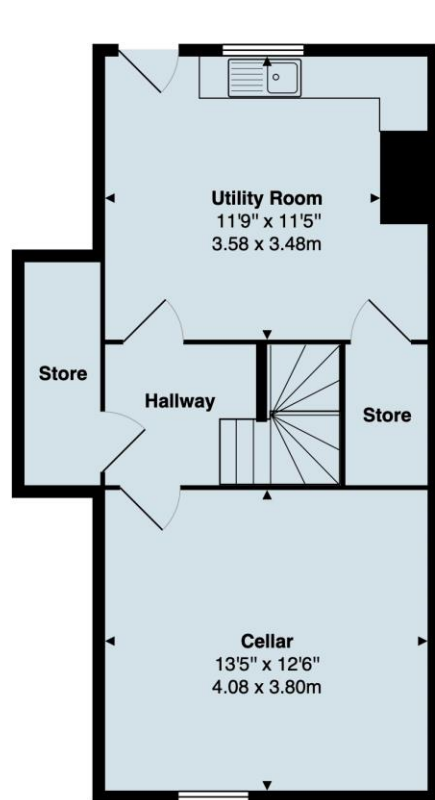
Ground Floor & Basement level

The front door leads to an entry with side entrance door leading into the hallway with original Minton tiled flooring and staircase rising to the first floor and door to the right leading into a generous sitting room with feature fireplace and window to the front elevation. Off to the left of the hallway is a rear breakfast kitchen which is fitted with a good range of eye level and base units with granite preparation surfaces and breakfast bar, integrated ceramic hob with oven below and extractor hood above, door to store cupboard and French doors to outside. Also from the entrance hallway is a staircase lowering to basement hallway with storage cupboard, doors opening into a generous size cellar and a utility room with original features including a cast iron range, brick built oven and ceramic sink alongside flagstone flooring, beamed ceiling and door to the rear garden.

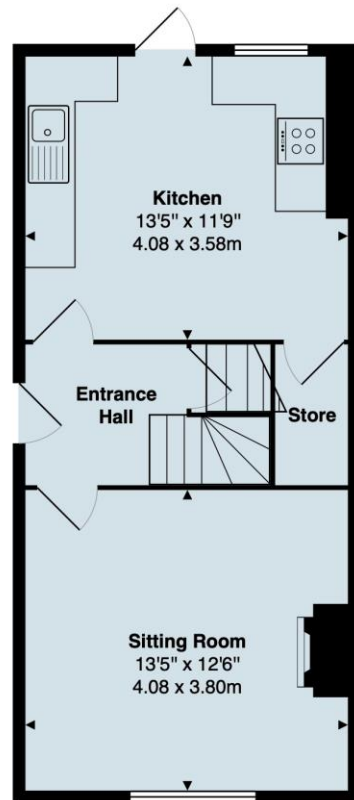
First & Second Floors

The staircase rises to a good size landing area with doors leading off to bedroom one with window to the front elevation and access into an en-suite shower room, a separate WC, bedroom two with window to the rear elevation, built in store cupboard and door to a walk in dressing room.

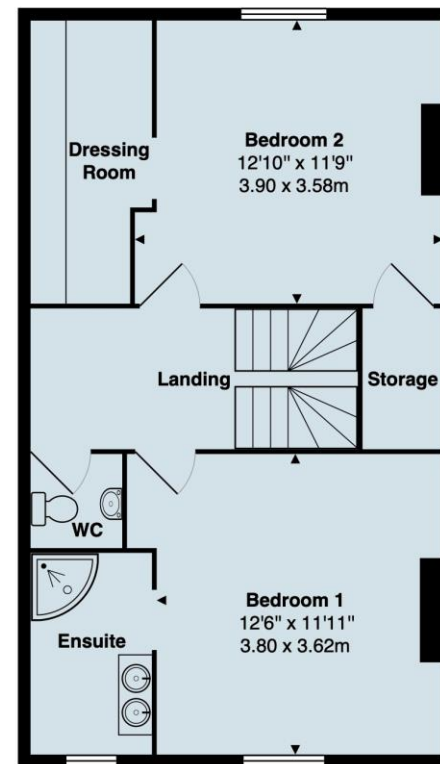
On the second floor you will find two further bedrooms to the front elevation, one with large store cupboard, a three piece shower room and door into 17ft eaves storage area.



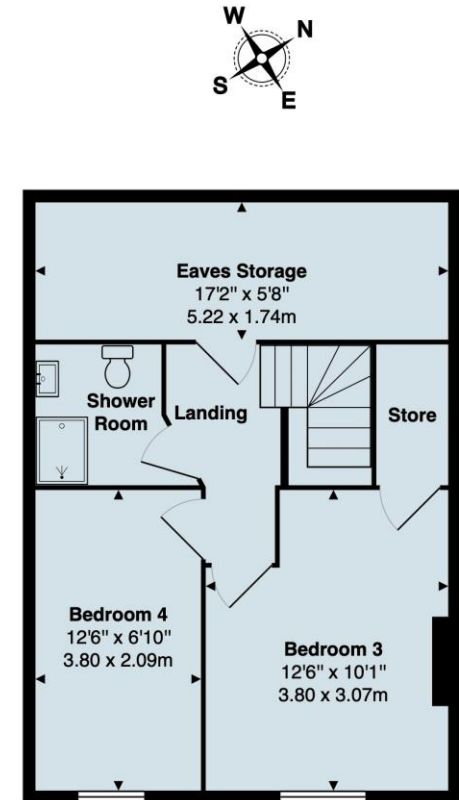
Cellar
Area: 439 ft² ... 40.7 m²



Ground Floor
Area: 408 ft² ... 37.9 m²



1st Floor
Area: 521 ft² ... 48.4 m²



2nd Floor
Area: 317 ft² ... 29.5 m²

Total Area: 1684 ft² ... 156.5 m² (excluding eaves storage)
All measurements are approximate and for display purposes only





Outside

To the front of the property is a walled low maintenance for-garden and to the rear is a delightful garden with paved patio, area laid to stone chippings, external lighting and a large storage shed with double opening doors which can be used as a covered seating area.



Features

- Character three storey residence
- Convenient location for amenities and commuting
- Large cellar and utility room
- Spacious sitting room and kitchen/breakfast room
- Four bedrooms and dressing room
- Two shower rooms and ample storage areas
- Delightful low maintenance gardens
- Grade II listed with original features





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

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 – A

Energy Rating – Exempt Grade 11 listed



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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