



4 Witherley Road, Atherstone, Warwickshire, CV9 1LY

HOWKINS &
HARRISON

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Atherstone,
Warwickshire, CV9 1LY

Guide Price: £495,000

Occupying a generous garden plot, is this spacious detached bungalow, approached via double gated entrance with security entry phone system.

Boasting over 1280sqft of internal accommodation in brief comprising, entrance hall, 23ft bay fronted sitting room with French doors onto the garden, newly fitted kitchen, three bedrooms, bathroom, utility room and separate shower room. Attached is a double garage, ample off road parking and access to a delightful mainly lawned rear garden.

The property is situated within easy reach of Atherstone town Centre, amenities and excellent transport links. 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. There are main trainline stations at both Atherstone, Tamworth and Nuneaton with links to Birmingham New Street, London Euston and Nottingham. There is also a Midlands Service to London Euston from Atherstone every hour.

Tamworth - 10.3 miles

Market Bosworth - 8.7 miles

Nuneaton - 5.7 miles



Accommodation Details

Entrance hall with doors leading off to:- spacious bow fronted sitting room with double opening doors onto the rear garden double opening doors leading through to bedroom three which could easily become a dining room having windows to both the side and rear elevations, a newly re-fitted kitchen comprising a good range of eye level and base units, with ample preparation surfaces, gas hob with extractor hood above, built-in double oven, inset ceiling lighting and bow window to the front elevation. and door to front access. Off the main entrance hall doors lead off to: a large utility room with a range of base units, plumbing for washing machine and door to side access and a useful shower room. There are two further excellent size bedrooms, both having an excellent range or fitted furniture and finally a , principal four piece bathroom with inset ceiling lighting.





Outside

Externally to the front of the property there are double gates with security entry phone system leading into a large block paved driveway providing parking for several vehicles and access to an attached double garage with power, light supply and an inspection pit. To the rear is a delightful garden mainly laid to lawn with mature borders and a variety of trees and shrubs. There is a raised patio area and access to lower ground level storeroom.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Spacious 1200sqft detached bungalow
- Secure gated entry, generous garden plot
- Large sitting room, newly fitted kitchen
- Three bedrooms, bathroom and separate shower room
- Ample off road parking, double garage
- Close to excellent amenities and road links
- No upward chain
- Large private rear garden





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

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

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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