



28, Barnsley Close, Atherstone, Warwickshire, CV9 2DG

HOWKINS &
HARRISON

28, Barnsley Close,
Atherstone,
Warwickshire CV9 2DG

Guide Price: £189,000

Offered to the market with no upward chain, close to the town centre with its excellent amenities and road transport links. A three bedroom semi detached property situated within a popular residential location close, an ideal first time buyer or investment property. In brief comprising:- front entrance hall with cloakroom WC off, front facing sitting room and a rear kitchen/diner with patio doors leading to outside. There are front and rear gardens alongside off road parking for two vehicles.

An early internal viewing is strongly recommended.

Features

- Ideal first home or investment property
- Modern semi-detached
- Three good size bedrooms
- Off road parking
- Close to excellent amenities and road links
- 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. 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



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Quote or caption.

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be another image



Accommodation Details – Ground Floor

Front door leads into an entrance hall with door to the right giving access into a cloakroom WC. To the left is a generous size 'L' shape sitting room with window to the front elevation, staircase rising to the first and door leading into a kitchen/diner with a range of wall and base units, ample preparation surfaces with complementary tiling, and patio doors leading to the rear garden.

First Floor

The staircase rises from the sitting room to a first floor landing. Door lead off to three bedroom, two of which are doubles and the third a nursery or study. Finally, a bathroom with shower fitted over the bath.

Outside

Externally to the front of the property is a driveway providing parking, side access leads to the mature non overlooked rear garden mainly to lawn.

Agents Note

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

Tenure & Possession

The property is freehold with vacant possession being given on completion

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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

**HOWKINS &
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AWAITING EPC

Howkins & Harrison

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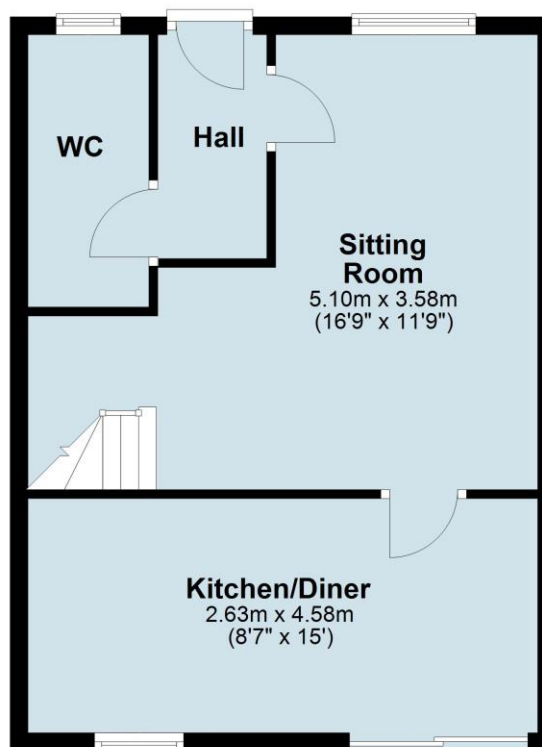


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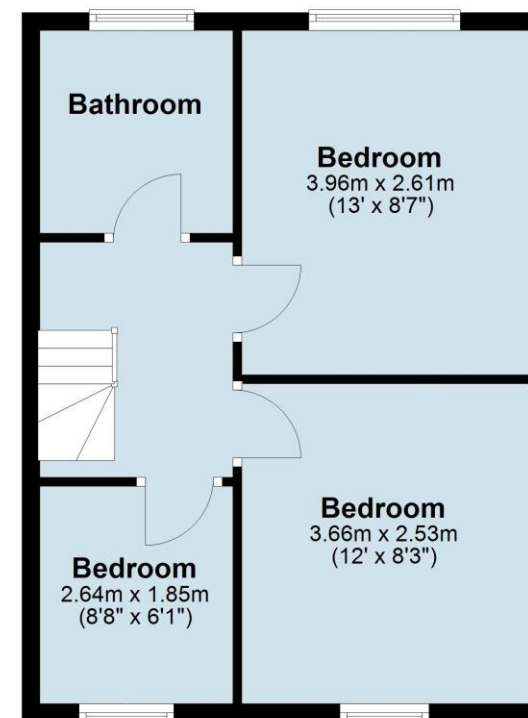


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Ground Floor



First Floor



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.