



45, Grove Road, Atherstone, Warwickshire, CV9 1DJ

HOWKINS &
HARRISON

45, Grove Road,
Atherstone,
Warwickshire, CV9 1DJ

Guide Price: £249,000

Offered for sale with no upward chain, situated within walking distance of the town centre is this well presented three storey, extended end terraced home.

Offering plenty of internal space totalling just under 1300sqft, briefly comprising:- bay fronted sitting room which is open plan into the dining room and kitchen/breakfast room with rear lobby and WC. To the first floor there two bedrooms and a bathroom whilst to the second floor is a generous size bedroom with skylight window.

Externally accessed via a side gate, there is a good size mature rear garden.

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 - Ground Floor

The front door leads directly into the sitting room which has a large bay window to the front elevation, feature open fireplace (ideal for a wood burner) and staircase rising to the first floor. An opening from here leads into a particular feature of this home, a large plan kitchen/breakfast room. The kitchen area boasts a comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, gas hob with extractor above, built-in oven with microwave and a matching chef island. This space is open and light with a large roof skylight and ceiling lighting and door to the rear leads into a useful cloakroom WC.

First & Second Floors

The staircase rises to a first floor landing with window to the rear elevation. With two windows to the front elevation is bedroom one with bedroom three located on the rear elevation alongside a modern three piece bathroom with complementary tiling. A second set of stairs rise to the eaves bedroom two, a generous space measuring 17ft with skylight window.



Outside

Externally accessed via a side pedestrian gate the property enjoys a mature lawned rear garden with paved patio, fence panelled boundaries and a garden shed. We are also advised by the current owners that the roof was replaced in 2023.

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

- Extended three storey family home
- Well presented internal accommodation
- Open plan sitting, dining/kitchen/breakfast room
- Three good size bedrooms over two floors
- First floor modern bathroom
- Mature rear garden with patio and shed
- Walking distance to town centre
- No upward chain
- Neutral decor and newly fitted floor coverings



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

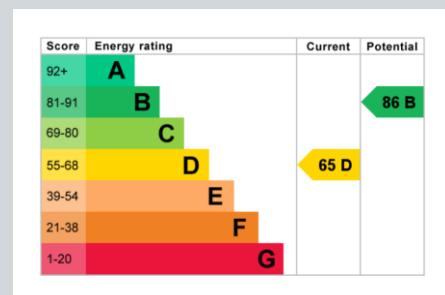
None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected to the property.

Local Authority

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

Council Tax

Band - B



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Approximate Area = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1345007

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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