



Westwood Road
, Atherstone, , CV9 2AY

£170,000

Property Features

- Well-presented two-bedroom end-terrace home in the heart of Atherstone
- Offered with no upward chain – ideal for first-time buyers or families
- Walking distance to Atherstone town centre, local schools, shops & transport links
- Driveway with ample off-road parking and side gate access
- Spacious dual-aspect lounge with UPVC double glazing and carpeted flooring
- Modern kitchen with base units, roll-top work surfaces & door to rear garden
- Ground floor WC with obscured window, vinyl flooring and radiator
- Two well proportioned bedrooms, both with UPVC windows and carpeted flooring
- Family bathroom with shower over bath, WC, basin, and tiled splashbacks
- Private, not overlooked rear garden with patio area and convenient side access

Full Description

Located in the heart of Atherstone, this well-presented two-bedroom end-terrace family home is offered with no upward chain. Ideal for families, first-time buyers, or those seeking a centrally located residence. The property is just a short walk from Atherstone town centre, with local schools, shops, and excellent transport links all within close proximity.

THE FORE

To the fore, the property benefits from a driveway providing ample off-road parking, along with a side entrance gate and access to the main front door.

GROUND FLOOR

Upon entering, you are greeted by the entrance hall leading to the spacious and bright living area featuring UPVC double glazed windows to both the front and rear aspects, carpeted flooring, and a central radiator, offering a warm and welcoming space for relaxation. The kitchen is fitted with roll top work surfaces and base units, the kitchen provides space for white goods and includes a UPVC double glazed window to the front aspect and UPVC door leading to the rear garden. Vinyl flooring completes this functional cooking space leading through to a practical ground floor addition with low level WC, radiator, and UPVC double glazed obscured window to the rear, finished with vinyl flooring.

LIVING ROOM

13' 87" x 11' 11" (6.17m x 3.63m)

KITCHEN

11' 30" x 8' 03" (4.11m x 2.51m)

GUEST CLOAKROOM

2' 56" x 4' 44" (2.03m x 2.34m)



FIRST FLOOR

To the first floor, a generously sized double room with UPVC double glazed windows to both front and rear aspects, allowing plenty of natural light. Features include carpeted flooring and a radiator. Bedroom two is another well-proportioned bedroom with UPVC double glazed window to the front, carpeted flooring, and radiator. Finalised by a fully equipped family bathroom comprising a panelled bath with shower over, pedestal wash basin, low level WC, and vinyl flooring. Decorated with tiles to splash prone areas, and a UPVC double glazed obscured window to the rear ensures natural light with privacy.



BEDROOM ONE

13' 9" x 11' 23" (4.19m x 3.94m)

BEDROOM TWO

8' 02" x 6' 77" (2.49m x 3.78m)

BATHROOM

5' 14" x 6' 8" (1.88m x 2.03m)

THE REAR

The property boasts a private rear garden which is not overlooked, offering a peaceful retreat. Features include a patio area ideal for outdoor dining or entertaining, and side access for added convenience.



ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

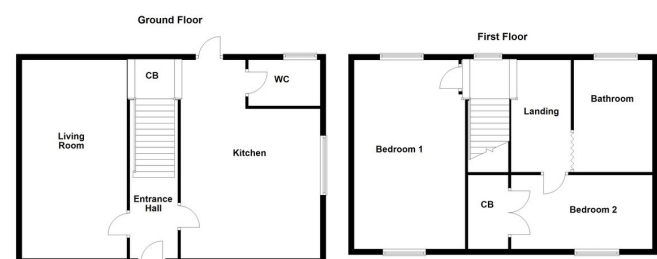
TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements