



HUNTERS[®]
HERE TO GET *you* THERE

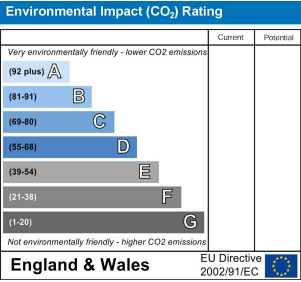
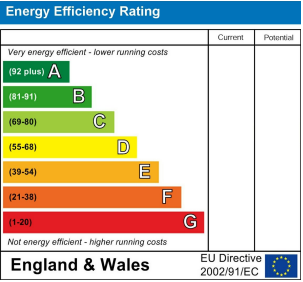
52 Minions Close, Atherstone, CV9 2BD

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Asking Price £240,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this charming, three bedroom, semi-detached family home! Located in the popular market town of Atherstone which benefits from being close to local shops, amenities and commuter routes, perfect for first time buyers, investors and families looking for their next home!

In brief the property comprises; Entrance hall, lounge, kitchen diner, garage, three bedrooms and a family home. To the rear of the property is an enclosed garden.



Entrance Hallway

Entrance door, stairs to first floor, radiator, door to lounge.

Lounge

Double glazed bow window to front, carpet, radiator, ceiling lights.

Kitchen/diner

Double glazed windows to rear, tiled floor, double glazed door to side, range of wall and base units, plumbing for appliances, stainless steel sink and drainer, splash back, power points, extractor, ceiling lights.

Bedroom One

Double glazed windows to front, carpet, built in cupboard, fitted wardrobes.

Bedroom Two

Double glazed windows to rear, carpet, power points, ceiling lights, radiator.

Bedroom Three


Double glazed windows to front, carpet, ceiling lights, power points, radiator.

Garage

Up and over door, power and light.

Garden

Paved patio, lawn.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





