



HUNTERS[®]

HERE TO GET *you* THERE

88 Merevale Lane, Atherstone, CV9 2LB

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Asking Price £495,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this beautifully presented, three bedroom, semi-detached, family home!

This outstanding property is located within the quiet and rural village location of Baxterely, North Warwickshire and is surrounded by stunning, scenic countryside views.

In brief the property comprises; Entrance hallway, lounge, kitchen, dining room, sitting room, utility, downstairs shower room, garage. To the first floor you will be greeted with three good sized bedrooms and a family bathroom. To the rear of the property is a spacious enclosed garden.

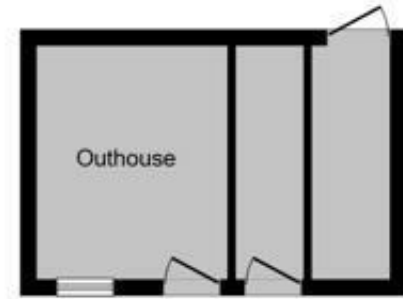
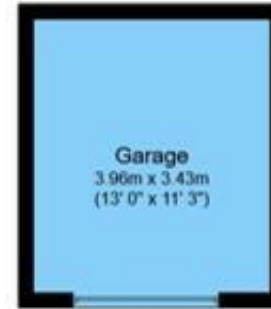
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Frontage

Driveway with parking for multiple vehicles.

Entrance Hallway

Ceramic tiled flooring and glazed door.

Sitting Room

14'1" x 12'2"

Oak effect flooring, feature fireplace and dual log burner, double glazed window to front and side, radiator, ceiling light and power points.

Lounge

10'8" x 9'6"

Wood effect laminate flooring, double doors to garden, ceiling light, radiator and power points.

Kitchen

17'2" x 14'2"

Wood effect laminate flooring, wall and base units, sink and drainer, double glazed window to rear, tiled splash back, integrated dishwasher, ceiling light and power points.

Dining Room

14'2" x 11'2"

Oak effect flooring, feature fireplace and dual log burner, ceiling light, radiator and power points.

Utility

6'7" x 5'2"

Ceramic tiled flooring, double glazed window to side, stainless steel sink and drainer, plumbing for washing machine, power points and tiled splash back.

WC shower room

7'7" x 5'2"

Ceramic tiled flooring, sink and tiled splash back, low flush WC, double glazed window to front, walk in shower and part tiled walls.

Principal Bedroom

14'4" x 12'2"

Carpeted flooring, double glazed window to front, feature fireplace, power points, ceiling light and radiator.

Bedroom Two

14' x 9'3"

Carpeted flooring, double glazed window to rear, ceiling light, power points and radiator.

Bedroom Three

11'1" x 10'7"

Carpeted flooring, double glazed window to side, built in wardrobe, radiator and power points.

Bathroom

10'4" x 6'11"

Ceramic tiled flooring, bath, part tiled walls, walk in shower, sink and vanity unit, low flush WC, double glazed window to side and down lights.

Garage


16'0" x 9'0"

Double doors, power points, ceiling light and log store.

Garden

Lawn area, paved patio and a brick out building.

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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.



