



HUNTERS[®]
HERE TO GET *you* THERE

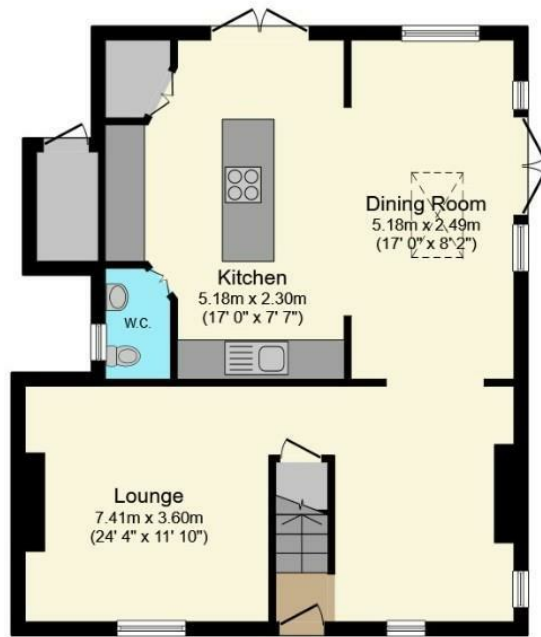
8 Main Road, Austrey, Atherstone, CV9 3EH

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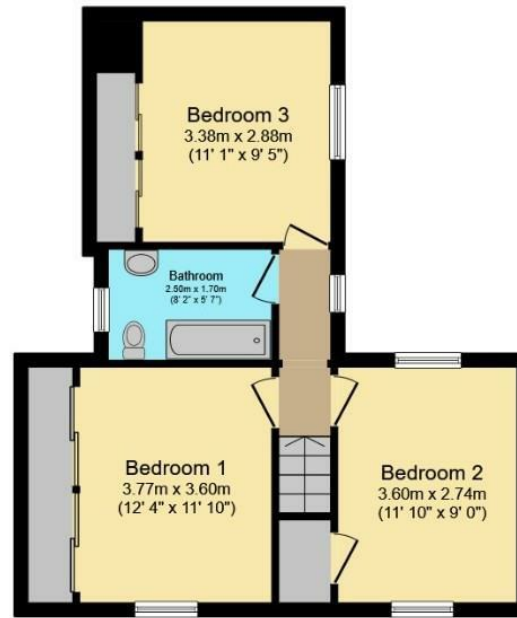
Offers In The Region Of £600,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE with NO ONWARD CHAIN this beautifully presented, detached, three bedroom, unique, abundance of character cottage built in 1810. With separate Annex with utility facilities, this is perfect for growing families looking for their next move. Set in the desirable village location of Austrey, Austrey is a thriving village with a village shop/post office, primary school, two churches, a public house and a village hall. A wider range of amenities are available in Tamworth and Ashby-de-la-Zouch.

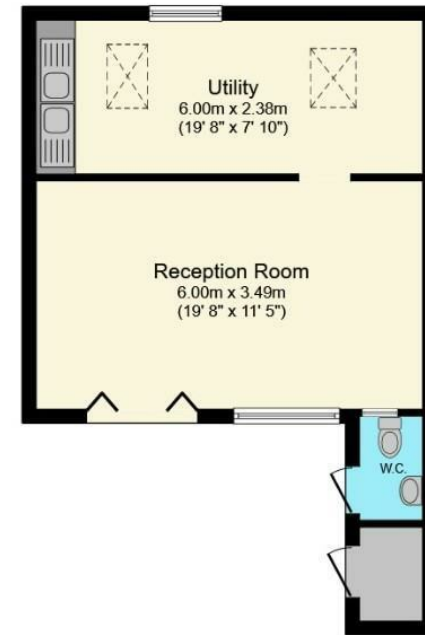
In brief the property comprises; lounge, snug, kitchen/dining room and downstairs toilet. To the first floor you will find three good size bedrooms and a family bathroom. To the rear is a private enclosed rear garden with parking to the side.



Ground Floor



First Floor



Annex

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		
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Driveway

Gravel driveway, with block paving around to side.

Lounge

24'4 x 11'10
Double glazed windows to front, feature fire place and surround, exposed beams, radiator.

Snug

Double glazed windows to rear, stairs to first floor, exposed beams, radiator.

Kitchen

17 x 7'7
Double glazed window to rear, double door to side, double door to garden, wall and base units, two built in oven and hobs, integrated fridge, integrated washing machine, integrated dishwasher, wine fridge, down lights, breakfast island, stone flooring, underfloor heating, well to the floor with glass cover in the kitchen.

Dining Room

17 x 8'2
Stone flooring with underfloor heating, low flush w/c, double glazed windows to side, wash hand basin.

Bedroom One

12'4 x 11'10
Double glazed windows to front, carpet, built in wardrobe, power points, radiator.

Bedroom Two

11'10 x 9
Double glazed windows to side, carpet, built in wardrobe, radiator, power point.

Bedroom Three

11'1 x 9'5
Double glazed windows to side, built in wardrobe, carpet.

Bathroom

8'2 x 5'7
Double glazed windows to side, tile effect laminate flooring, bath with overhead shower, part tiled walls, low flush w/c, sink.

Annex Family Room

19'8 x 11'5
Ceramic tiled flooring, double glazed windows windows to front, door to driveway, power points, multiple ceiling lights and spotlights.

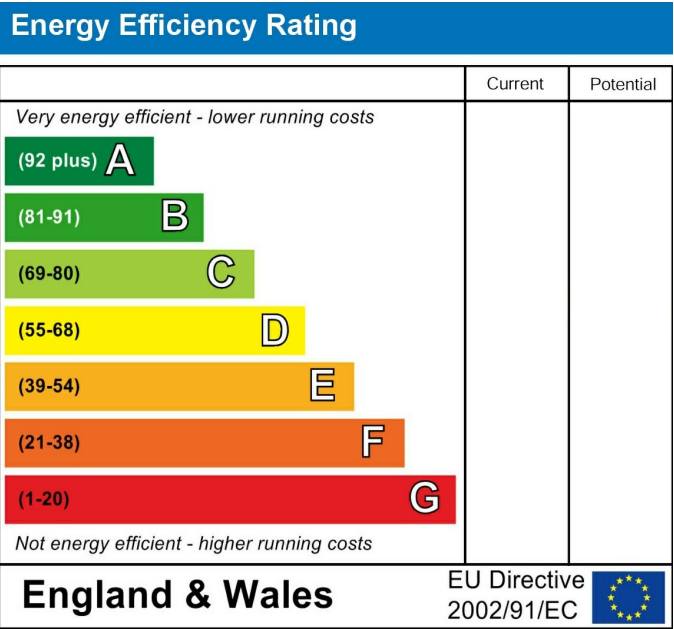
Annex Utility

19'8 x 7'10
Stainless steel double sink and drainer, ceramic tiled flooring, four sky lights, ceiling lights, power points.

Outside WC

Garden

Wrap around block paved patio, wrap around lawn, mature boarders, driveway to side, outside toilet, building a separate family room, Stone wall to border.



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.





