



HUNTERS[®]
HERE TO GET *you* THERE

38 Chetwynd Drive, Grendon, Atherstone, CV9 2FF

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Asking Price £385,000

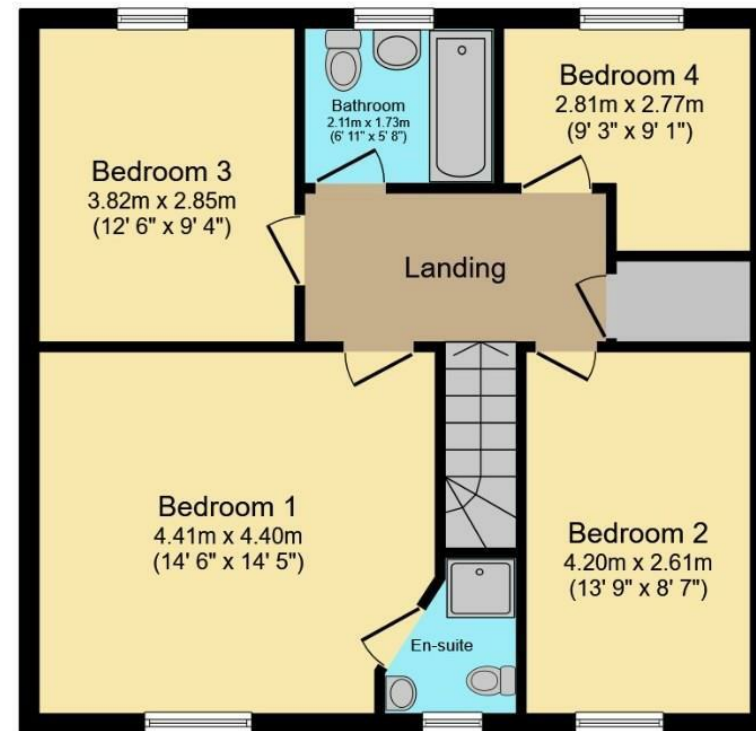
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this immaculate, spacious, four bedroom, detached, family home located in Grendon just outside of Tamworth. This property benefits from being in close proximity to excellent schools, local amenities, and transport links. Perfect for families looking for their next home! Perfect for commuters with access to the A5 and M42.

In brief, this stunning property comprises; An entrance hall, downstairs WC, lounge, kitchen/dining room, utility room, a master bedroom with an En suite, three further bedrooms, a family bathroom, garage and an enclosed garden. To the front the property has a driveway with parking for multiple vehicles.

We highly recommend an internal viewing of this incredible property to see the size, location and everything it has to offer!

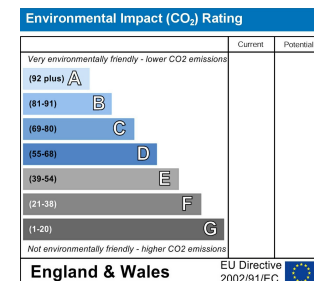
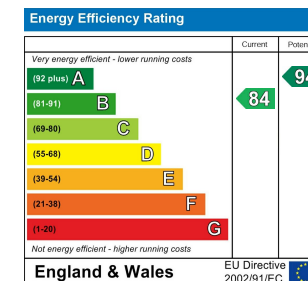


Ground Floor



First Floor

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



Front

Driveway with parking for multiple vehicles.

Downstairs WC

Ceramic tiled flooring, double glazed window to front, wash hand basin, low flush WC, radiator

Lounge

16' 1" x 10' 6"

Carpeted flooring, double glazed bay window to front, power points, radiator

Kitchen/ dining room

25' 11" x 10' 6"

Ceramic tiled flooring, radiator, wall and base units, built in oven and hob, integrated dishwasher, integrated fridge freezer, double glazed doors to side, double glazed window to front, stainless sink and drainer, tiled splash back, extractor hood.

Utility

10' 3" x 8' 2"

Wood effect flooring, radiator, stainless sink and drainer, plumbing for washing machine, door to side, power points.

Master bedroom

14' 6" x 14' 5"

Carpeted flooring, double glazed window to front, power points, radiator

En suite

Ceramic tiled flooring, walk in shower, low flush WC, part tiled walls, double glazed window to front, wash hand basin.

Bedroom 2

13' 9" x 8' 7"

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

Bedroom 3

12' 6" x 9' 4"

Carpeted flooring, double glazed window to front, power points, radiator.

Bathroom

6' 11" x 5' 8"

Ceramic tiled flooring, low flush WC, double glazed window to rear, sink, part tiled walls, radiator.

Bedroom 4

9' 3" x 9' 1"

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


Garage

8' 2" x 6' 6"

Garden

Composite decking, shed, lawn

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(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.

