



**HUNTERS®**  
HERE TO GET *you* THERE

**4 Corn Fields, Austrey, Atherstone, CV9 3DZ**

4 Corn Fields, Austrey, Atherstone, CV9 3DZ

**Asking Price £425,000**

HUNTERS OF TANWORTH are delighted to be offering FOR SALE this immaculate, beautifully presented, four bedroom, detached property with modern interior, located in the sought after village of Austrey. This property benefits from being in a peaceful, countryside setting while having access to Tamworth Town Centre via transport links. This property falls in the catchment area of excellent primary and secondary schools. Perfect for families looking for their new home!

In brief, this property comprises; An entrance hall, lounge, kitchen/dining room, utility room, downstairs WC, a principal bedroom with an En-Suite, a further three bedrooms, family bathroom and a garage. To the rear of the property is a breath-taking view of open fields and a modern, low maintenance, enclosed garden. To the front of the property is a block paved driveway with parking for multiple vehicles.

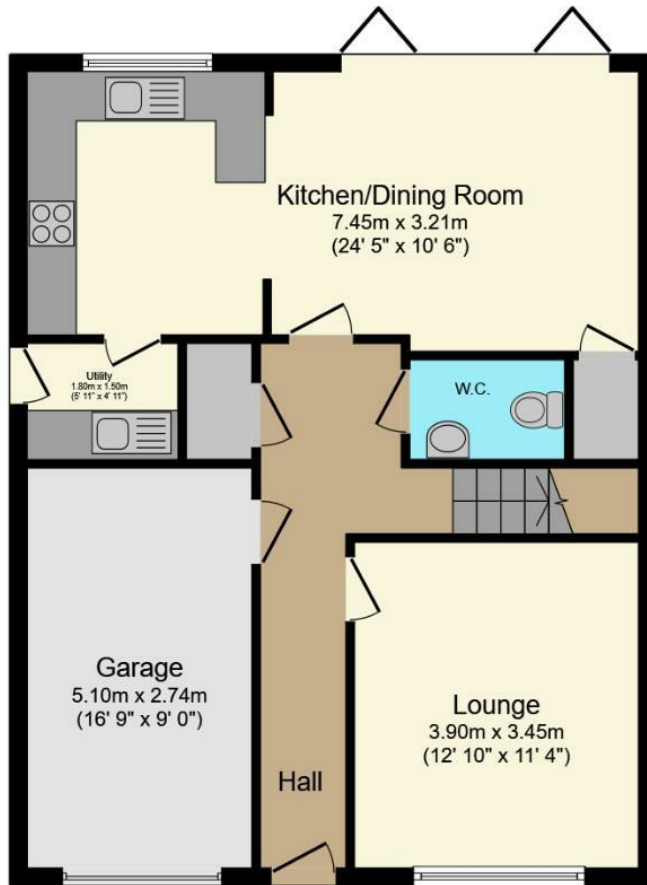
We highly recommend an internal viewing to truly appreciate the space that this property has to offer.

This property is offered for sale using the Committed Buyer process.

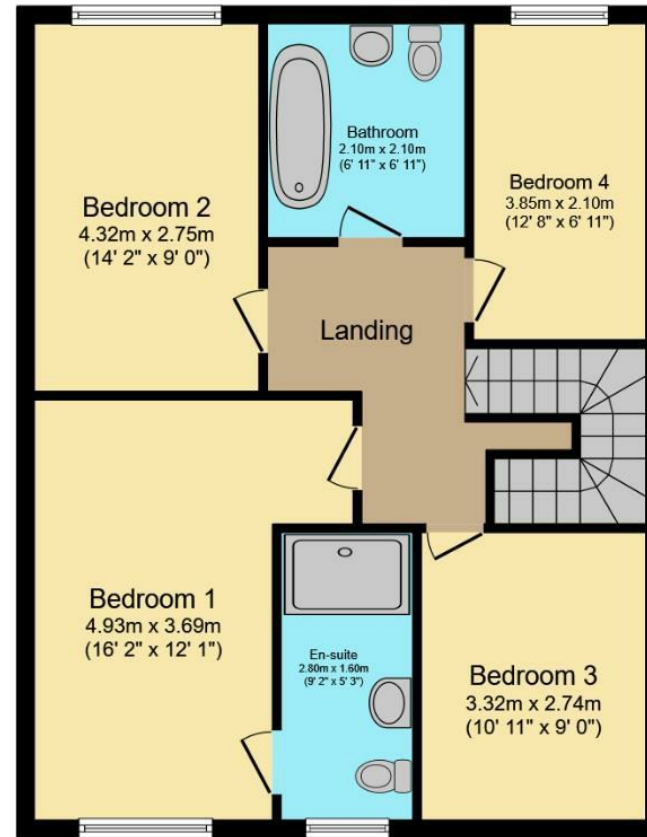
When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information.





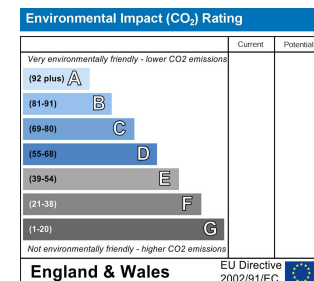
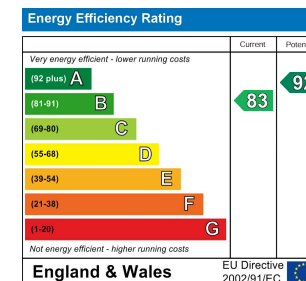
**Ground Floor**  
Floor area 72.3 sq.m. (778 sq.ft.)



**First Floor**  
Floor area 72.3 sq.m. (778 sq.ft.)

Total floor area: 144.6 sq.m. (1,557 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



**Front**

Block paved driveway with parking for multiple vehicles, lawn.

**Lounge**

12'10" x 11'4"  
Carpeted flooring, double glazed window to front, radiator, power points

**Downstairs WC**

Wood effect flooring, tiled splash back, low flush WC, sink

**Kitchen/ Breakfast Room**

24'5" x 10'6"  
Wood effect flooring, double glazed window to rear, wall and base units, built in double oven and hob, stainless steel extractor fan, sink and drainer, integrated dishwasher, integrated fridge freezer, wine cooler, bifold doors to garden ,built in cupboard, down lights, radiator

**Utility Room**

5'11" x 4'11"  
Wood effect flooring, plumbing for washing machine, wall and base units, stainless steel sink and drainer, door to side, radiator, power points

**Bedroom One**

16'2" x 12'1"  
Wood effect laminate flooring, double glazed window to front, radiator, power points

**En-Suite**

9'2" x 5'3"  
Double glazed window to front, part tiled walls, low flush WC, sink, walk in shower, heated towel rail, down lights, extractor fan

**Bedroom Two**

14'2" x 9'  
Carpeted flooring, double glazed window to rear, radiator, power points

**Bedroom Three**

10'11" x 9'  
Carpeted flooring, double glazed window to front, radiator, power points

**Bedroom Four**

12'8" x 6'11"  
Wood effect vinyl flooring, double glazed window to rear, radiator, power points

**Bathroom**

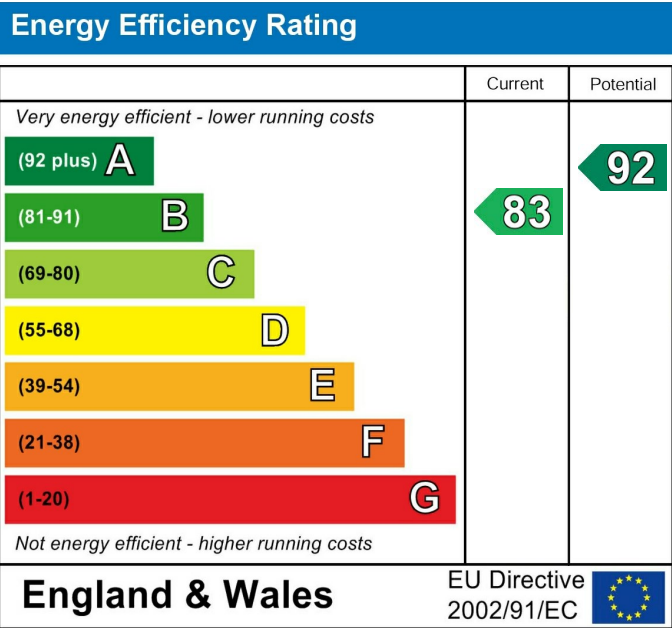
6'11" x 6'11"  
Double glazed window to rear, part tiled walls, low flush WC, sink, bath with shower over head, heated towel rail, down lights, extractor fan

**Garage**

16'9" x 9'  
Up and over door, ceiling light, power points

**Garden**

Open fields to rear, decking area, low maintenance



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.