

Mark  
Webster  
estate agents



Minions Close  
Atherstone  
£289,995

\*\*\* SUPERB EXTENDED FAMILY HOME - DESIRABLE DEVELOPMENT - COVENTRY CANAL TO THE REAR \*\*\*. For sale with MARK WEBSTER estate agents is this much improved detached property briefly comprising: Lounge, dining room, extended kitchen, large utility/potential office, rear lean to, three bedrooms, shower room, driveway and gardens. Viewing is essential.

## RECEPTION PORCH

Having an opaque double glazed entrance door, opaque double glazed windows, tiled floor and an internal opaque double glazed door leading to...

## ENTRANCE HALL

Stairs leading off to the first floor landing, single panelled radiator and a door to the lounge.

## LOUNGE

**14' 5" x 11' 8" (4.39m x 3.56m)**

Double glazed bow window to front aspect, double panelled radiator and an arched opening to the dining room.

## DINING ROOM

**9' 2" x 7' 3" (2.79m x 2.21m)**

Laminated wooden effect flooring, single panelled radiator, door to an under stairs storage cupboard, double glazed French doors to the rear lean to and open plan through to the extended kitchen.

## EXTENDED KITCHEN

**15' 4" x 9' 2" (4.67m x 2.79m)**

Window to rear aspect, further double glazed window to rear aspect, opaque double glazed door leading out to the rear garden, single panelled radiator, wide range of cream gloss style kitchen units, roll edge work surfaces, eye level stainless steel single electric oven, built in dishwasher, integrated fridge, 5 ring gas hob with a stainless steel extractor hood above, tiled splash back areas and a door to...

## LARGE UTILITY/POTENTIAL OFFICE

**17' 4" x 7' 4" (5.28m x 2.24m)**

Having an opaque double glazed front entrance door with side window, space and plumbing for a washing machine and further appliance spaces. This space could also be used as an office if required.

## REAR LEAN TO

**14' 0" x 7' 10" (4.27m x 2.39m)**

Having a tiled floor, single glazed windows with sliding doors leading out to the rear garden.

## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, door to the airing cupboard that houses the wall mounted central heating and fitted shelving, doors leading off to...





### **BEDROOM ONE**

**11' 7" x 8' 10" (3.53m x 2.69m)**

Double glazed window to front aspect, single panelled radiator, useful over stairs storage cupboard.

### **BEDROOM TWO**

**9' 1" x 8' 7" (2.77m x 2.62m)**

Double glazed window to rear aspect and a single panelled radiator.

### **BEDROOM THREE**

**8' 6" x 5' 7" (2.59m x 1.7m)**

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

### **REFITTED SHOWER ROOM**

**5' 6" x 5' 10" (1.68m x 1.78m)**

Opaque double glazed window to side aspect, chrome towel radiator, concrete effect PVC panelled walls, low level WC, wash basin with useful vanity storage beneath, corner shower cubicle having a chrome mixer style shower with rainfall shower head, PVC panelled ceiling with recessed LED ceiling down lights.

### **TO THE EXTERIOR**

To the front of the property there is a large driveway providing ample off road parking. The rear garden has a degree of privacy having a paved patio, artificial lawn, steps to a real lawn, further rear paved patio and a timber storage shed.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

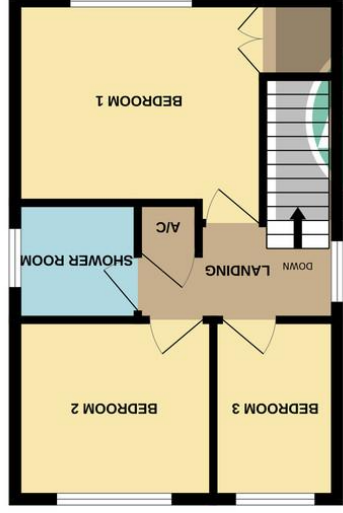
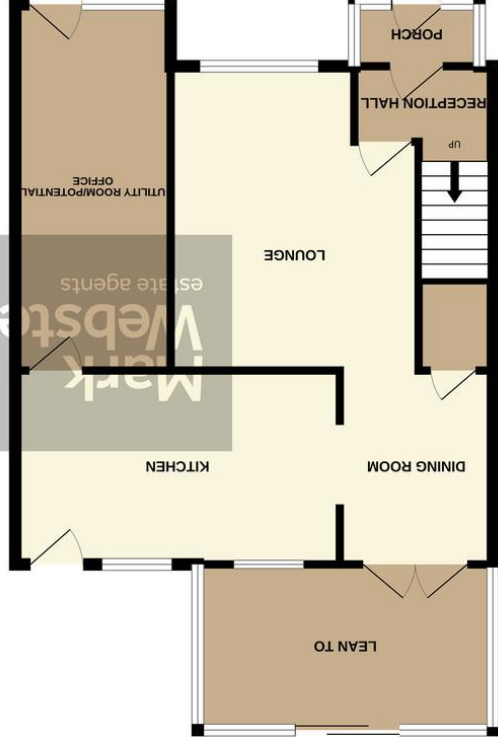
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Sat: 9:00am – 4:00pm



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