

Mark
Webster
estate agents



The Willows
Atherstone
£379,950

*** WHAT A STUNNING HOME - MUCH IMPROVED BY THE CURRENT OWNERS - NICELY SITUATED - CONVERTED GARAGE ***. For sale with MARK WEBSTER estate agents is this beautifully presented detached family home located on this desirable development in Atherstone briefly comprising: Open plan reception hall, lounge, snug/study area, guest WC, utility room, kitchen/diner, conservatory, 4 bedrooms, bathroom & en-suite. Viewing is essential.

OPEN PLAN RECEPTION HALL

Having a composite double glazed entrance door with an opaque double glazed side screen, laminated wooden effect flooring, column style radiator, stairs leading off to the first floor landing, open plan through to the study/snug area and a door to the lounge.

LOUNGE 16' 5" x 12' 2" maximum (5m x 3.71m)

(9'6" minimum width) Double glazed bow window to front aspect and a modern double panelled grey radiator.

SNUG/STUDY 9' 10" x 7' 7" (3m x 2.31m)

Double glazed window to front aspect, laminated wooden effect flooring, column style radiator and doors to...

GUEST WC 4' 1" x 4' 0" (1.24m x 1.22m)

Low level WC, wash basin with useful vanity storage beneath, chrome towel radiator, laminated wooden effect flooring.

UTILITY ROOM 4' 8" x 3' 9" (1.42m x 1.14m)

Space and plumbing for a washing machine, further appliance space, roll edge work surface and laminated wooden effect flooring.

KITCHEN/DINER 23' 7" x 9' 10" minimum (7.19m x 3m)

(11'4" maximum depth) Double glazed window to rear aspect, double glazed side entrance door, tiled floor, extensive range of oak fronted kitchen units, quartz work surfaces with matching up stands, stainless steel low level 'AEG' electric double oven, 'AEG' induction hob with a stainless steel extractor hood above, ceramic sink, base level wine cooler, integrated dishwasher, pop up electrical socket, stainless steel vertical radiator and a square opening to the conservatory.

CONSERVATORY 12' 6" x 9' 0" (3.81m x 2.74m)

Having double glazed windows, double glazed French doors leading out to the rear garden, stainless steel vertical radiator and luxury vinyl tile wooden effect flooring.

FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard housing the central heating boiler and further doors leading off to...

BEDROOM ONE 12' 2" x 11' 9" maximum (3.71m x 3.58m)

Double glazed window to front aspect, central heating radiator, fitted wardrobe with mirrored sliding doors.

ENSUITE 6' 3" x 4' 7" (1.91m x 1.4m)

Double glazed window to front aspect, low level WC, wash basin with useful vanity storage, shower cubicle having a chrome mixer style shower, chrome towel radiator and tiling to full height.



BEDROOM TWO 12' 2" x 8' 5" (3.71m x 2.57m)

Double glazed window to rear aspect, central heating radiator and a fitted wardrobe with sliding mirrored doors.

BEDROOM THREE 11' 10" x 8' 0" (3.61m x 2.44m)

Double glazed window to front aspect, central heating radiator and a door to a useful over stairs storage cupboard.

BEDROOM FOUR 11' 5" x 8' 4" maximum (3.48m x 2.54m)

Double glazed window to front aspect, central heating radiator and laminated wooden effect flooring.

FAMILY BATHROOM 7' 4" x 5' 1" (2.24m x 1.55m)

Double glazed window to side aspect, low level WC, wash basin with useful vanity storage beneath, good sized shower enclosure having a rainfall style shower, tiling to full height, tiled floor and a grey towel radiator.

TO THE EXTERIOR

To the front of the property there is a block paved driveway providing off road parking with a side gate leading to the rear garden. The rear garden is beautifully maintained having a block and paved patio, useful outdoor power supply, water connection point and fenced boundaries.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed 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 D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR (75.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with Metropix 2024.

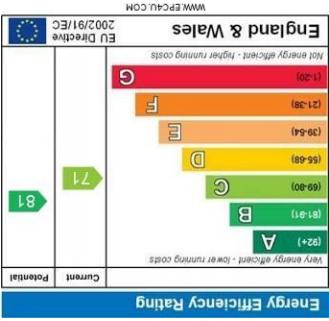
1ST FLOOR (59.6 sq.m.) approx.



131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.