

Mark
Webster
estate agents



Windmill Road
Atherstone
£295,000

*** LARGE DRIVEWAY & GARAGE - COSMETIC IMPROVEMENT REQUIRED - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this spacious detached property briefly comprising: Lounge, dining area, kitchen, utility room, guest WC, three bedrooms, family shower room, rear garden, garage and driveway. Viewing is essential.

ENTRANCE HALL

Having a single panelled radiator, stairs leading off to the first floor landing and doors to...

GUEST WC

5' 5" x 4' 3" (1.65m x 1.3m)

Vinyl flooring, tiling to splash back areas, pedestal wash hand basin, low level WC and a useful under stairs storage area.

LOUNGE

19' 8" x 10' 9" maximum (5.99m x 3.28m)

Large double glazed window to front aspect, two single panelled radiators, inset fireplace, double glazed French doors giving access to the rear garden and open plan through to...

DINING AREA

7' 9" x 7' 4" (2.36m x 2.24m)

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

KITCHEN

15' 6" x 7' 9" (4.72m x 2.36m)

Double glazed window to front aspect, single panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, composite sink, eye level single oven, gas hob with integrated extractor above, space for a fridge and freezer and a door to...

UTILITY ROOM

4' 3" x 7' 9" (1.3m x 2.36m)

Double glazed window to rear aspect, heated towel rail, roll edge work surface, tiling to splash back areas, stainless steel sink, space and plumbing for a washing machine, wall mounted combination central heating boiler and a door giving access to the rear garden.

FIRST FLOOR LANDING

Doors leading off to...

BEDROOM ONE

12' 5" x 11' 1" maximum (3.78m x 3.38m)

(7' 4" x 8' 1" minimum) Double glazed window to front aspect, single panelled radiator and a range of fitted wardrobes.



BEDROOM TWO

7' 9" x 12' 7" (2.36m x 3.84m)

Double glazed window to rear aspect, single panelled radiator, access to roof space and further access to a useful eaves storage area.

BEDROOM THREE

8' 5" x 10' 5" maximum (2.57m x 3.18m)

Double glazed window to front aspect, single panelled radiator and doors to a wardrobe.

SHOWER ROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Opaque double glazed window to rear aspect, vinyl flooring, panelled walls, single panelled radiator, hand wash basin with useful vanity storage below, low level WC and a shower enclosure with chrome mixer style shower.

GARAGE

22' 8" x 8' 0" (6.91m x 2.44m)

Having an up and over door, rear door to the garden, power and light.

TO THE EXTERIOR

The front of the property offers a large block paved driveway as well as a front garden being mainly laid to lawn. The enclosed rear garden has a good sized paved patio area, lawn and planted borders.

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).

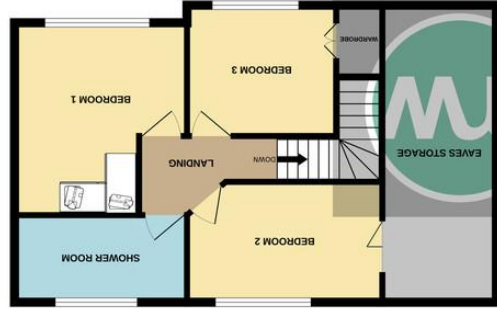
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Interoptix ©2024

TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

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.