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Coleshill Road
Atherstone
£260,000

*** LOCATED OPPOSITE ATHERSTONE GOLF COURSE - EXTERNAL INSULATION - NICE SIZED GARDEN - OFF ROAD PARKING ***. This delightful three bedroom semi detached property is very nicely located on the edge of Atherstone and briefly comprises: Two reception rooms, kitchen, utility with WC, three bedrooms and a first floor bathroom. Viewing is essential.

ENTRANCE HALL

Having a uPVC entrance door, single panelled radiator, tiled effect flooring, stairs leading off to the first floor landing and doors giving access to the two reception rooms.

FRONT RECEPTION ROOM

10' 2" x 11' 5" plus bay window (3.1m x 3.48m)

Triple glazed bay window to front aspect, double panelled radiator, stunning feature fireplace having an inset cast iron multi-fuel burning stove.

REAR RECEPTION ROOM

13' 10" x 11' 9" (4.22m x 3.58m)

Double glazed window to rear aspect, door to a useful under stairs storage cupboard, stunning feature fireplace, single panelled radiator and a door to...

KITCHEN

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to side aspect, tiled floor, range of cream glass style kitchen units, roll edge work surfaces, stainless steel sink, space for an electric cooker, appliance space, tiled splash back areas and a door to the utility room.

UTILITY ROOM

9' 8" x 9' 6" maximum (2.95m x 2.9m)

Double glazed window to side aspect, tiled floor, double glazed side door giving direct access to the rear garden, single base unit, matching tall larder style unit, roll edge work surface, space and plumbing for a washing machine, further appliance spaces and a door to the WC.

GUEST WC

3' 6" x 2' 9" (1.07m x 0.84m)

Having a low level WC.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator and doors leading off to...



BEDROOM ONE

13' 8" x 11' 6" (4.17m x 3.51m)

Triple glazed window to front aspect, feature cast iron fireplace, double panelled radiator and a fitted storage space with sliding doors.

BEDROOM TWO

9' 5" x 7' 10" (2.87m x 2.39m)

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

BEDROOM THREE

10' 10" x 6' 8" (3.3m x 2.03m)

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

BATHROOM

10' 9" x 4' 7" minimum (3.28m x 1.4m)

PVC panelled ceiling with recessed ceiling down lights, towel radiator, tiled effect flooring, low level WC, wall mounted wash basin, good sized bath having an electric shower over, shower screen, tiled and PVC panelled walls, useful shaver connection point.

TO THE EXTERIOR

To the front of the property there is a block paved driveway providing off road parking with side gated access to the rear garden. The rear garden is a generous size having a good sized block paved patio, large stoned area providing low maintenance, raised stoned and soiled borders, rear artificial lawn, greenhouse 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 C. (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



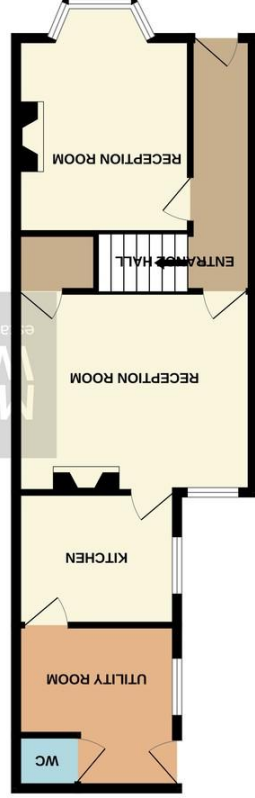
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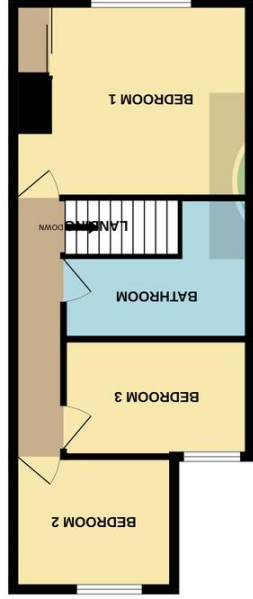
Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



GROUND FLOOR
529 sq ft (49.1 sq m), approx.



1ST FLOOR
433 sq ft (40.3 sq m), approx.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		B 84
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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