

Mark  
Webster  
estate agents



Sheepy Road  
Atherstone  
£145,000

\*\*\* SPACIOUS FIRST FLOOR APARTMENT ~ EDGE OF TOWN LOCATION ~ NO UPWARD CHAIN ~ 2 BEDROOMS \*\*\*. We are delighted to be able to offer for sale this very nicely situated apartment that's very well presented briefly comprising: Private reception hall, lounge, kitchen, two bedrooms, shower room, gas central heating and two allocated parking spaces. Viewing is essential.

## RECEPTION HALL

A private ground floor reception hall and a double glazed entrance door and stairs leading off to the first floor landing area.

## FIRST FLOOR LANDING

Opaque double glazed window, single panelled radiator, access to the useful roof storage space, door to the airing cupboard that also houses the central heating boiler and further doors leading off to...

## LOUNGE

**13' 3" x 10' 9" (4.04m x 3.28m)**

Double glazed window, feature fireplace, door to an over stairs storage cupboard and a double panelled radiator.

## KITCHEN

**7' 3" x 7' 5" (2.21m x 2.26m)**

Double glazed window, range of cream high gloss style kitchen units, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine, fridge freezer space, inset electric oven and hob with a stainless steel extractor hood above, tiled splash back areas.

## BEDROOM ONE

**10' 6" x 9' 2" (3.2m x 2.79m)**

Double glazed window and a double panelled radiator.

## BEDROOM TWO

**10' 6" x 7' 0" (3.2m x 2.13m)**

Double glazed window and a single panelled radiator.



## SHOWER ROOM

6' 8" x 5' 5" (2.03m x 1.65m)

Opaque double glazed window, chrome towel radiator, PVC panelled walls, low level WC, wash basin with useful vanity storage, PVC panelled shower enclosure having a Mira electric shower, PVC panelled walls.

**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 LEASEHOLD, 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 A. (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.



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



FIRST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

While 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. The plan for marketing purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operating or efficiency can be given. Made with Metropix 2024

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