



Outwoods Close
Atherstone
£425,000

*** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME (CURRENTLY BEING USED AS A 3 BEDROOM, CAN BE EASILY CONVERTED BACK) - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this extended family home located on a delightful and popular road close to Atherstone town centre offering great potential. Viewing is essential.

PORCH

Having a double glazed sliding entrance door and French doors to...

ENTRANCE HALL

Stairs leading up to the first floor landing and doors to...

GUEST WC 6' 5" x 2' 9" (1.96m x 0.84m)

Tiled floor & walls, wall mounted wash basin and a low level WC.

LOUNGE 25' 6" x 12' 0" into bay window (7.77m x 3.66m)

Double glazed bay window to front aspect, double glazed sliding doors giving access to the rear garden, two single panelled radiators, feature brick fireplace with electric fire and a door to...

SUMMER ROOM 14' 1" x 9' 9" maximum (4.29m x 2.97m)

(7' 5" x 7' 7" minimum) Double glazed windows to front, side and rear aspects, tiled floor, single panelled radiator and double glazed French doors giving access to the rear garden.

DINING ROOM 10' 5" x 9' 3" (3.18m x 2.82m)

Double glazed window to rear aspect, single panelled radiator and double opening doors to the lounge.

KITCHEN 13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed windows to rear and side aspect, tiled floor, single panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, space for an eye level electric single oven, gas hob, space for a fridge/freezer, breakfast bar area, integrated dishwasher and an opening to...

UTILITY ROOM 7' 7" x 5' 8" (2.31m x 1.73m)

Opaque double glazed window to side aspect, tiled floor, single panelled radiator, base and eye level kitchen units, roll edge work surface, tiled splash backs, stainless steel sink and an opaque double glazed door to...

SIDE LEAN TO 17' 1" x 3' 10" (5.21m x 1.17m)

Having entrance doors to the front and rear and a door to the double garage.

FIRST FLOOR LANDING

Double glazed window to front aspect, access to roof space, single panelled radiator, door to an airing cupboard and further doors to...

BEDROOM ONE 11' 5" x 14' 0" maximum (3.48m x 4.27m)

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



ENSUITE 5' 2" x 6' 2" (1.57m x 1.88m)

Opaque double glazed window to side aspect, panelled walls & ceiling, single panelled radiator, pedestal wash basin, low level WC and a shower enclosure with mixer style shower over.

BEDROOM TWO 9' 7" x 12' 3" (2.92m x 3.73m)

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

BEDROOM THREE 9' 1" x 12' 1" (2.77m x 3.68m)

Double glazed window to rear aspect, fitted wardrobes, single panelled radiator and open plan through to bedroom four/dressing room.

BEDROOM FOUR 9' 3" x 7' 10" (2.82m x 2.39m)

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

BATHROOM 6' 9" x 9' 4" (2.06m x 2.84m)

Opaque double glazed window to front aspect, panelled walls & ceiling, single panelled radiator, pedestal wash basin, low level WC and a shower enclosure with mixer style shower over.

DOUBLE GARAGE 17' 1" x 17' 6" (5.21m x 5.33m)

Having an electric up and over door, wall mounted central heating boiler, power & light

TO THE EXTERIOR

The property stands on a good sized plot with a front lawn and a block paved driveway with planted borders giving access to the double garage, porch and gate to the rear garden. The enclosed rear garden is beautifully presented with a good sized paved patio area to the rear, raised planted borders, lawn section and a further paved patio area to the side.

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 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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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.

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



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



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 error, omission 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.
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TOTAL FLOOR AREA: 1867 sq.ft. (173.5 sq.m.) approx.