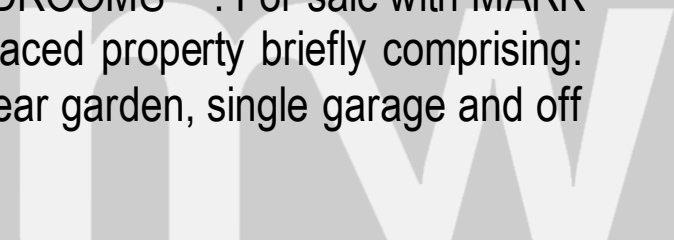




Greendale Close  
Atherstone  
£225,000

\*\*\* WELL SITUATED FAMILY HOME – THREE BEDROOMS\*\*\*. For sale with MARK WEBSTER estate agents is this spacious mid-terraced property briefly comprising: Kitchen, lounge/diner, three bedrooms, bathroom, rear garden, single garage and off road parking. Viewing is essential.





## ENTRANCE HALL

Having a part tiled-part laminated wooden effect flooring, door to a useful utility cupboard with space for a washing machine & tumble dryer, stairs leading to the first floor landing, single panelled radiator and doors to...

## KITCHEN

**11' 3" x 9' 5" (3.43m x 2.87m)**

Double glazed window to front aspect, single panelled radiator, a range of base and eye level kitchen units, oak work surfaces, electric hob, space for an electric single oven and further space for a fridge/freezer.

## LOUNGE/DINER

**11' 9" x 15' 10" (3.58m x 4.83m)**

Double glazed window to rear aspect, double panelled radiator and sliding doors giving access to the rear garden en.

## FIRST FLOOR LANDING

Access to roof space, door to an airing cupboard and further doors to...

## BEDROOM ONE

**12' 10" x 9' 6" maximum (3.91m x 2.9m)**

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

## BEDROOM TWO

**11' 10" x 9' 6" (3.61m x 2.9m)**

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

## BEDROOM THREE

**8' 10" x 5' 10" (2.69m x 1.78m)**

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

## BATHROOM

**5' 4" x 5' 9" (1.63m x 1.75m)**

Opaque double glazed window to front aspect, tiled floor, tiling to half height, single panelled radiator, useful vanity storage with wash basin, low level WC and a panelled bath.



## TO THE EXTERIOR

The property has a front garden which is fully gravelled with a paved path leading to the entrance door. The enclosed rear garden has three tiers with a wooden decked patio area with steps leading down to an artificial lawn and further wood chipped patio section. There is also a detached single garage to the rear of the garden with the option of off road parking in front. We have been informed that the garage roof does require some repair work.

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

**SERVICES:** We understand that all mains services are connected.

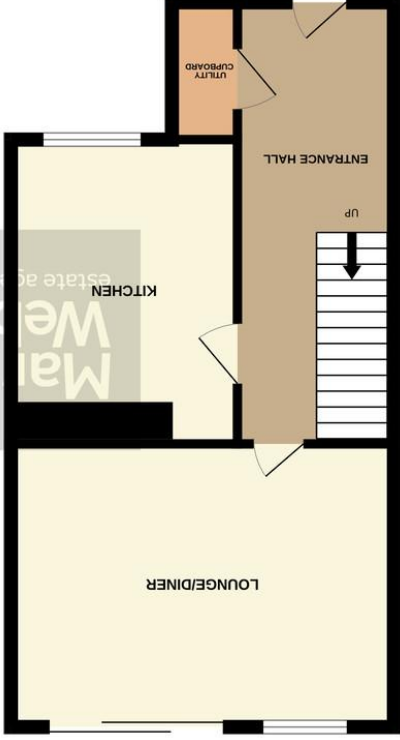
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

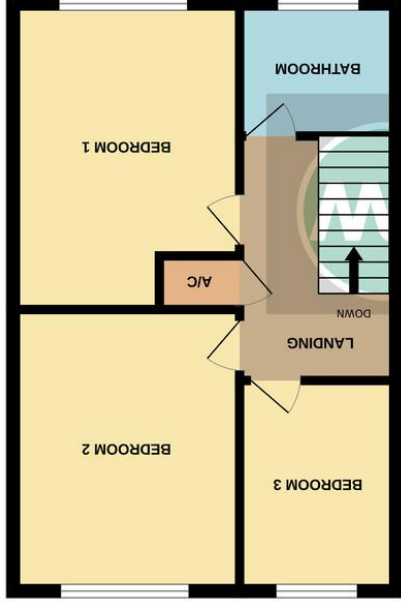
**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR  
(433 sq.ft. (40.3 sq.m.) approx.)



1ST FLOOR  
(391 sq.ft. (36.3 sq.m.) approx.)



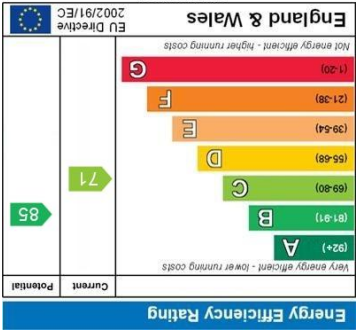
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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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

Energy Performance Rating:



**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.