

**Mark
Webster**
estate agents



**Coleshill Road
Atherstone
£350,000**

***** CHARMING DETACHED FAMILY HOME - POTENTIAL FOR PARKING TO THE REAR - BEAUTIFULLY PRESENTED ***.** For sale with MARK WEBSTER estate agents is this delightful bay fronted property located on the edge of Atherstone briefly comprising: Two reception rooms, conservatory, kitchen, three bedrooms, refitted shower room & WC and well cared for gardens. Viewing is considered essential.

RECEPTION PORCH

Having an opaque double glazed entrance door with adjoining side screens, tiled floor and an internal opaque double glazed door with matching side screens leading to...

IMPRESSIVE ENTRANCE HALL

Being recently decorated this is a delightful entrance hall having runner and rods carpeted stairs leading off to the first floor landing, tiled floor, double panelled radiator, useful under stairs storage cupboard and further doors leading off to...

FRONT RECEPTION ROOM 12' 8" x 15' 8" maximum into the bay (3.86m x 4.78m)

Having a large double glazed bay window to the front aspect, double panelled radiator, double glazed picture window to the side aspect and a feature fireplace.

REAR RECEPTION ROOM 11' 1" x 11' 10" (3.38m x 3.61m)

Engineered oak flooring, double panelled radiator, double glazed picture window to side aspect, feature fireplace having an inset DEFRA approved cast iron log burning stove with a tiled hearth, double glazed French doors giving access to the conservatory.

INSULATED CONSERVATORY 10' 5" x 9' 7" (3.18m x 2.92m)

Having a PVC panelled and insulated roof, double glazed windows, tiled floor and double glazed French doors leading out to the rear garden.

KITCHEN 8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to rear aspect, double panelled radiator, fitted base and eye level units, roll edge work surfaces, inset electric oven and hob with an extractor hood above, space and plumbing for a washing machine, sink, tiled splash backs and an opaque glazed door to...

REAR LOBBY AREA

Having an opaque double glazed side door giving access to the rear garden, opaque double glazed window to side aspect and a door to a useful store room.

STORE ROOM

Opaque double glazed window to side aspect and a useful appliance space.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space, double opening doors to the airing cupboard housing the wall mounted Vaillant central heating boiler and doors leading off to...



BEDROOM ONE 11' 1" x 16' 4" maximum into the bay (3.38m x 4.98m)

Double glazed bay window to front aspect and a single panelled radiator.

BEDROOM TWO 12' 1" x 11' 1" (3.68m x 3.38m)

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

BEDROOM THREE 8' 8" x 7' 10" (2.64m x 2.39m)

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

REFITTED SHOWER ROOM 8' 5" x 5' 3" (2.57m x 1.6m)

Opaque double glazed window to rear aspect, chrome towel radiator, wash basin with useful vanity storage beneath, walk in style shower enclosure having a chrome mixer shower, tiled walls and recessed LED ceiling down lights.

REFITTED WC 4' 4" x 3' 0" (1.32m x 0.91m)

Opaque glazed window to side aspect, tiled walls, low level WC and recessed ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a good sized lawn with well established borders and a pathway leading to the entrance door and side gate to the rear garden. The rear garden has a degree of privacy having a paved patio, artificial lawn, further paved patio, two small greenhouses, timber and plastic storage sheds. The property does offer potential for off road parking to the rear and could be accessed from Outwoods Close (subject to relevant planning consent).

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the Vendor 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	62 D	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

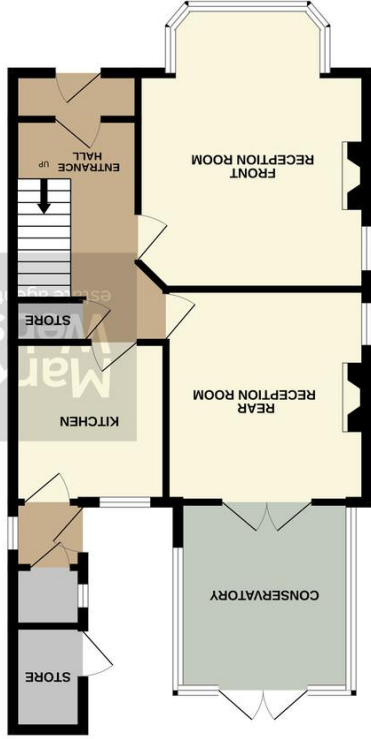
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1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



GROUND FLOOR
636 sq.ft. (59.1 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, omission or mis-statement. This plan is for guidance 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 operating or efficiency can be given.
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