







Greendale Road
Atherstone

£279,950

*** NO UPWARD CHAIN - EXCELLENT POTENTIAL - POPULAR LOCATION ***. For sale with MARK WEBSTER estate agents is this very well situated property which briefly comprises: Lounge/diner, kitchen, lean to, three bedrooms, refitted shower room, garage, rear garden and off road parking. Viewing is essential.

PORCH

Having double glazed windows, tiled floor and a door to...

ENTRANCE HALL

Stairs leading off to the first floor landing, single panelled radiator and a door to...

LOUNGE/DINER

23' 7" x 13' 9" maximum (7.19m x 4.19m)

(8' 4" x 8' 8" minimum) Double glazed window to front aspect, sliding door giving access to the rear garden, single panelled radiator, electric fire and a door to...

KITCHEN

9' 3" x 7' 9" (2.82m x 2.36m)

Double glazed window to rear aspect, single panelled radiator, tiled walls, a range of base and eye level units, roll edge work surfaces, stainless steel sink, integrated low level single oven, electric hob, space for a fridge freezer, further appliance space and a door to...

LEAN TO

19' 9" x 7' 4" (6.02m x 2.24m)

Double opening doors to front, window to rear aspect, power, light and a rear door giving access to the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, door to an airing cupboard and further doors to...

BEDROOM ONE

14' 3" x 8' 2" to fitted wardrobe (4.34m x 2.49m)

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

BEDROOM TWO

11' 4" x 8' 9" (3.45m x 2.67m)

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







BEDROOM THREE

10' 7" x 6' 8" maximum (3.23m x 2.03m)

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

REFITTED SHOWER ROOM

6' 8" x 8' 0" maximum (2.03m x 2.44m)

(4' 5" x 5' 6" minimum) Opaque double glazed window to rear aspect, laminated wooden effect flooring, panelled walls & ceiling, heated towel rail, useful vanity storage with wash basin & low level WC and a corner shower enclosure with mixer style shower over.

TO THE EXTERIOR

The property benefits from a block paved driveway and a low maintenance block paved front garden. The enclosed rear garden is of good size and features a detached single garage, paved patio area and steps leading up to a lawn section with planted borders.

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 FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.

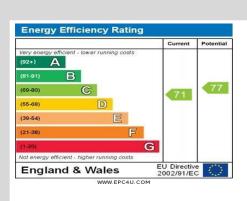






550 sq.ft. (51.1 sq.m.) approx.

CHOOND HOOK



working order. While we endeavour to make our sales particulars reliable and not been tested and therefore no guarantee can be given that they are in COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have

Photographs are for illustration only and may depict items not included in the accurate, measurements quoted are approximate and for guidance only.

sale of the property.

inspection of the property prior to exchange of contracts. change in course of time, and any interested part is advised to make final to be implied from the photograph of the property. The sales particulars may Nothing concerning the type of construction of the condition of the structure is measurements themselves before committing themselves to any expense. must be considered incorrect. A buyer is advised to re-check the verified it. The measurements supplied are for general guidance and as such Buyers must assume the information is incorrect, until their own solicitors have Agent checked the legal status of the property or the validity of any guarantee. the buyer must assume the information given is incorrect. Neither has the working order, fit for their purpose or within ownership of the sellers, therefore apparatus, equipment, fixtures or services and so does not verify they are in Property Mis-description Act 1991 - The Agent has not tested any

loss other than when specific information has been requested. confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to Misrepresentation Act 1937 - These details are prepared as a general guide

Mon – Fri: 9:00am – 5:30pm

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TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.

CV9 1AD Atherstone, Warwickshire 131 Long Street



Sat: 9:00am - 4:00pm

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