



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).

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



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

1ST FLOOR
398 sq.ft. (37.0 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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