



Ratcliffe Road
Atherstone
£300,000

*** EDGE OF TOWN LOCATION ~ MUCH IMPROVED FAMILY HOME ~ 3 DOUBLE BEDROOMS ***. For sale with MARK WEBSTER estate agents is this delightful detached property briefly comprising: Guest WC, kitchen, dining room, lounge, side utility room, three double bedrooms, good sized bathroom, rear garage & parking. Viewing is essential.

Nestled in the heart of North Warwickshire, Atherstone is a charming market town that blends historic character with modern convenience. Set along the ancient Roman Watling Street, the town boasts excellent transport connections, including easy access to the M42, M6 and M1 motorways, as well as a direct rail service to London and Crewe.

Today, Atherstone offers a welcoming atmosphere with a blend of independent shops, cafés, and local amenities, alongside peaceful canal walks and open green spaces. Its excellent transport links, strong community spirit and attractive mix of period and modern homes make it a delightful and well-connected place to live.

The accommodation comprises in more detail as follows:

RECEPTION PORCH 6' 3" x 3' 2" (1.91m x 0.97m)

Having a double glazed entrance door, tiled floor, double glazed windows and an internal glazed door leading to...

ENTRANCE HALL

Stairs leading off to the first floor landing, wooden flooring, double panelled radiator and doors to...

GUEST WC 7' 4" x 3' 2" (2.24m x 0.97m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiling to half height, low level WC, wash basin with useful storage beneath.

KITCHEN 10' 9" x 9' 4" (3.28m x 2.84m)

Double glazed window to rear aspect with a side entrance door, wooden flooring, range of fitted kitchen units, roll edge work surfaces, Range style electric cooker with an extractor hood above, stainless steel sink, integrated fridge freezer, built in dishwasher and tiling to half height.

DINING ROOM 13' 9" x 7' 10" (4.19m x 2.39m)

Door to a useful under stairs storage cupboard, single panelled radiator, open plan through to the lounge and a door to the utility room.

LOUNGE 17' 3" x 10' 5" (5.26m x 3.18m)

Double glazed bow window to side aspect, double glazed window to rear aspect, double panelled radiator, modern recessed log effect living flame gas fire and glazed French doors to the conservatory.

CONSERVATORY 11' 8" x 7' 9" (3.56m x 2.36m)

Having double glazed windows, single panelled radiator, tiled floor and a double glazed door leading out the garden.

UTILITY ROOM 22' 2" x 4' 1" (6.76m x 1.24m)

Having double glazed windows, tiled floor, double glazed door to the rear, range of fitted units, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine, further appliance spaces, PVC panelled walls.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, door to the over stairs airing cupboard and further doors leading off to...



BEDROOM ONE 13' 10" x 10' 3" (4.22m x 3.12m)

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

BEDROOM TWO 13' 10" x 8' 2" (4.22m x 2.49m)

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

BEDROOM THREE 10' 5" x 7' 9" (3.18m x 2.36m)

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

BATHROOM 7' 9" x 6' 4" (2.36m x 1.93m)

Opaque double glazed window to rear aspect, recessed ceiling down lights, chrome towel radiator, tiled walls, low level WC, wash basin with useful vanity storage beneath, shower style bath having an electric shower over, shower screen, tiled walls and a useful shaver connection point.

TO THE EXTERIOR

The property has gardens to three sides that have been landscaped to provide low maintenance having a good sized rear paved area, large stoned area with borders to the side, fenced boundaries and side gated access. Located to the rear is a tandem driveway providing off road parking and access to the single garage.

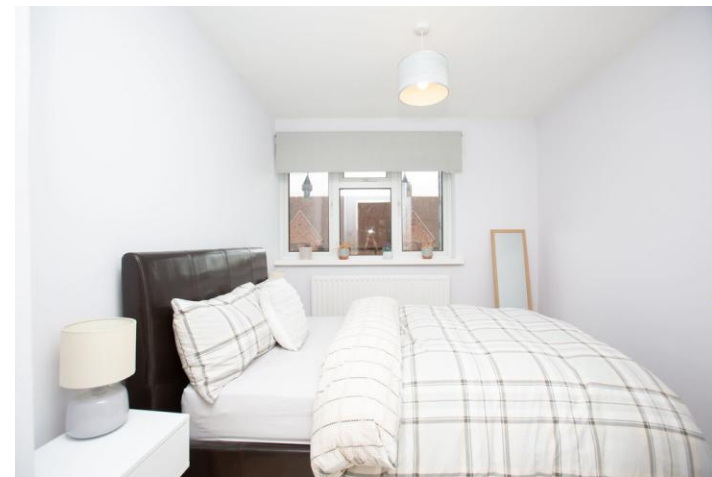
FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

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 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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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



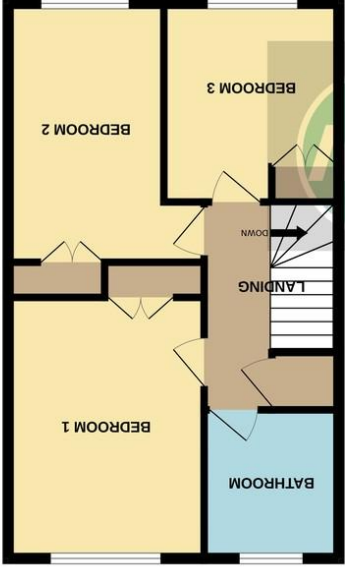
%epcGraph_c_1_338_r180%

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.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



GROUND FLOOR
691 sq.ft. (64.2 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 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.
Made with Metropix (2025)