



Coleshill Road
Atherstone

O.I.R.O **£195,000**

*** CHARMING 3 BEDROOM VICTORIAN TERRACED HOME ~ BEAUTIFULLY PRESENTED ~ VIEWING IS A MUST ***. For sale with MARK WEBSTER estate agents is this spacious traditional terraced property briefly comprising: Two reception rooms, kitchen, bathroom, three bedrooms and a first floor washroom/WC.

Atherstone is a charming Warwickshire market town that perfectly blends historic character with modern convenience, making it an ideal choice for first-time buyers. With its picturesque streets, welcoming community and excellent local amenities, Atherstone offers a relaxed pace of life while keeping you well connected. The town is rich in heritage, featuring traditional architecture, independent shops and cosy cafés that create a warm, village-like atmosphere. For those who enjoy the outdoors, scenic countryside walks and canal paths are right on your doorstep, offering a sense of peace and space rarely found in larger towns.

Commuting is simple and efficient, with Atherstone's train station providing direct links to Birmingham, Coventry and London, while nearby motorways make travel by car just as easy. The town's schools, leisure facilities and local markets contribute to a strong sense of community, making it not only a place to live but a place to belong.

Nestled within this delightful setting is a beautifully presented three-bedroom Victorian terraced property, offering the perfect opportunity for first-time buyers to step onto the property ladder. Combining period charm with modern comfort, this home features spacious living areas, characterful details and a welcoming atmosphere throughout. With its close proximity to the town centre and local transport links, it provides the ideal balance of convenience and comfort-an inviting home in a location that truly has it all.

FRONT RECEPTION ROOM

12' 4" x 12' 1" (3.76m x 3.68m)

Having a double glazed entrance door, wooden effect tiled floor, double glazed window to front aspect, exposed brick chimney breast having an inset cast iron log burning stove with a decorative wooden effect beamed mantle, door to...

REAR RECEPTION ROOM

12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed window to rear aspect, attractive tiled floor, door to the stairs leading off to the first floor landing, painted bricked chimney breast, single panelled radiator and an arched opening to...

KITCHEN

12' 10" x 7' 0" (3.91m x 2.13m)

Two double glazed windows to side aspect, attractive tiled floor, opaque double glazed side entrance door, wall mounted Ideal central heating boiler, fitted base and eye level units, wooden effect roll edge work surfaces, space for a gas cooker with a stainless steel extractor hood above, stainless steel sink, plumbing for a washing machine, fridge freezer space and a door to...

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash hand basin, p-shaped bath having a mixer style shower over, shower screen and tiled splash backs.



BEDROOM ONE

12' 2" x 12' 3" to the fitted wardrobes (3.71m x 3.73m)

Double glazed window to front aspect, feature cast iron fireplace, single panelled radiator and fitted wardrobes either side of the chimney breast.

BEDROOM TWO

12' 4" x 11' 3" maximum (3.76m x 3.43m)

Double glazed window to rear aspect, single panelled radiator, door to a useful over stairs storage cupboard, feature cast iron fireplace and a fitted double wardrobe.

BEDROOM THREE

9' 2" x 7' 0" (2.79m x 2.13m)

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

WASHROOM/WC

3' 7" x 3' 5" (1.09m x 1.04m)

Low level WC and a wash basin.

TO THE EXTERIOR

There is a rear garden having a lawn and paved patio.

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 A. (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.



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GROUND FLOOR: 462 sq. ft. (42.9 sq.m.) approx.
1ST FLOOR: 466 sq. ft. (43.5 sq.m.) approx.



Mark Webster and Co. has been made to ensure the accuracy of the floorplan. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or mis-statement. This plan is for information purposes only and should be used as a guide only. As to their quantity or accuracy is given. Made with Metronix 5000