



Royal Meadow Drive
Atherstone
£330,000

*** DETACHED PROPERTY CONVERTED TO 2 FLATS WITH PLANNING CONSENT FOR A FURTHER DWELLING TO THE SIDE ***. A flexible project with outline planning to convert the current two flats into one dwelling with further permission to build an additional adjoining 3 bedroom family home. Viewing is a must.

This very well situated detached property has been converted to two 2 bedroom apartments and currently has planning permission to be converted to a large 4/5 bedroom home. Within the plans it has also been approved to erect a three bedroom family home adjoining the current property. The property offers excellent scope for a buy to let investor to achieve a good rental income from the current two flats with further income from the family home if you were to proceed to build the additional dwelling.

Atherstone is a charming Warwickshire market town that blends historic character with modern convenience. Centred around its traditional Market Square and the beautifully preserved medieval church of St. Mary, the town offers an inviting atmosphere with independent shops, cosy cafés, and local amenities all within easy reach. Its peaceful canal-side walks and leafy residential streets create a relaxed setting, while excellent transport links—including a mainline railway station and quick access to the A5 and M42—make it an ideal base for commuters. With a welcoming community feel, attractive period buildings, and a strong sense of heritage, Atherstone provides an appealing balance of rural tranquility and day-to-day practicality.

GROUND FLOOR FLAT ENTRANCE HALL

Having an opaque double glazed entrance door, electric heater, useful storage cupboard and doors leading off to...

LOUNGE 11' 9" x 12' 8" (3.58m x 3.86m)

Double glazed window to front aspect and an electric heater.

KITCHEN 10' 3" x 9' 2" maximum (3.12m x 2.79m)

Double glazed window and door to the side aspect, range of kitchen units, roll edge work surfaces, appliance spaces, stainless steel sink, tiled splash back areas and a useful storage cupboard.

BEDROOM ONE 11' 9" x 11' 2" (3.58m x 3.4m)

Double glazed window to rear aspect and an electric heater.

BEDROOM TWO 8' 6" x 5' 2" (2.59m x 1.57m)

Double glazed window to side aspect and an electric heater.

WET ROOM 13' 6" x 7' 7" maximum (4.11m x 2.31m)

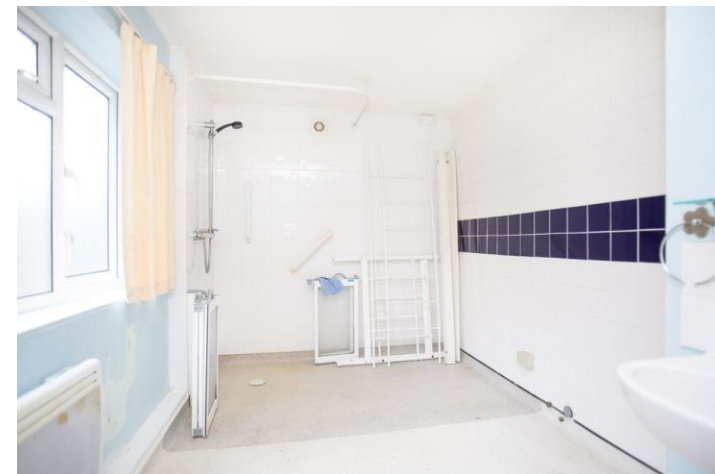
Opaque double glazed window to rear aspect, low level WC, wash basin, chrome effect mixer style shower and tiled splash backs.

EXTERNAL GROUND FLOOR OFFICE 12' 0" x 8' 10" (3.66m x 2.69m)

Double glazed window to front aspect.

FIRST FLOOR FLAT RECEPTION HALL

Having a glazed wooden entrance door, access to the side of the property and stairs leading off to the first floor landing.



FIRST FLOOR LANDING AREA

Having doors leading off to...

LOUNGE 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed window to front aspect and an electric heater.

KITCHEN 10' 3" x 9' 1" maximum (3.12m x 2.77m)

Double glazed window to side aspect, range of fitted units, roll edge work surfaces, stainless steel sink, appliance spaces and a door to a useful storage cupboard.

BEDROOM ONE 11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to rear aspect and an electric heater.

BEDROOM TWO 9' 6" x 6' 3" (2.9m x 1.91m)

Double glazed window to rear aspect, electric heater and a door to the WC.

BATHROOM 8' 5" x 6' 6" (2.57m x 1.98m)

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin, panelled bath with a shower over, tiled splash back areas.

TO THE EXTERIOR

To the front of the property there is a large driveway providing ample off road parking with access to the double garage. The rear has been split to provide individual gardens to each flat.

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). Band A is subject to each apartment and would be subject to change if the property was converted to a 4 bedroom family home.

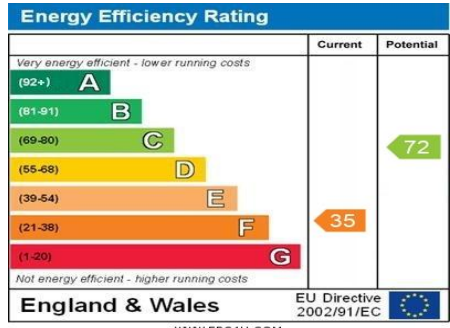
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131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
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