



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£210,000

40 Greendale Close, Atherstone, Atherstone CV9 1PR



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

Great opportunity to own a spacious 3 bed family home in Atherstone! This property consist of a large, modern kitchen with integrated appliances, a spacious living room with patio doors out onto the lovely, low maintenance garden, a modern downstairs WC and plenty of room for storage in the good sized porch and hallway. Upstairs consists of 2 generously sized double rooms with a third bedroom able to double as a single room or an at home office and a family bathroom with white toilet, basin and corner shower unit. A property you can really put your own stamp on!

Council Tax Band: B
EPC: C
Tenure: Freehold

Entrance



Driveway leading up to porch at front of property. Down stairs WC located just off porch and second door leading into the hallway.

Hallway 11'4" x 5'11" (3.479 x 1.809)

A Good sized hallway with access to living room and Kitchen.

Kitchen 11'4" x 9'7" (3.479 x 2.938)



A beautifully presented kitchen that is very spacious with integrated appliances.

Living Room 12'6" x 15'11" (3.829 x 4.868)



A generously sized living room to the rear of the

property with patio doors letting is plenty of light and providing views onto the lovely garden.

Downstairs WC 5'2" x 3'1" (1.585 x 0.95)



A modern downstairs WC located off the front porch with toilet, basin and heated towel rail.

Master Bedroom 12'11" x 9'8" (3.952 x 2.956)



A generously sized master bedroom with plenty of room for a double bed and additional furniture.

Bedroom 2 12'0" x 9'7" (3.66 x 2.944)



Another good sized room with space for a double bed and plenty of space for furniture also.

Bedroom 3 9'0" x 5'11" (2.748 x 1.804)



A good sized third bedroom that could double as an office or nursery.

Family Bathroom 5'6" x 5'11" (1.692 x 1.815)



White bathroom suite with toilet, sink, heated towel rail and shower. Large window letting in lots of light.

Garden



Lovely low maintenance garden with astro turf and beautiful patio area.

Rental Yield

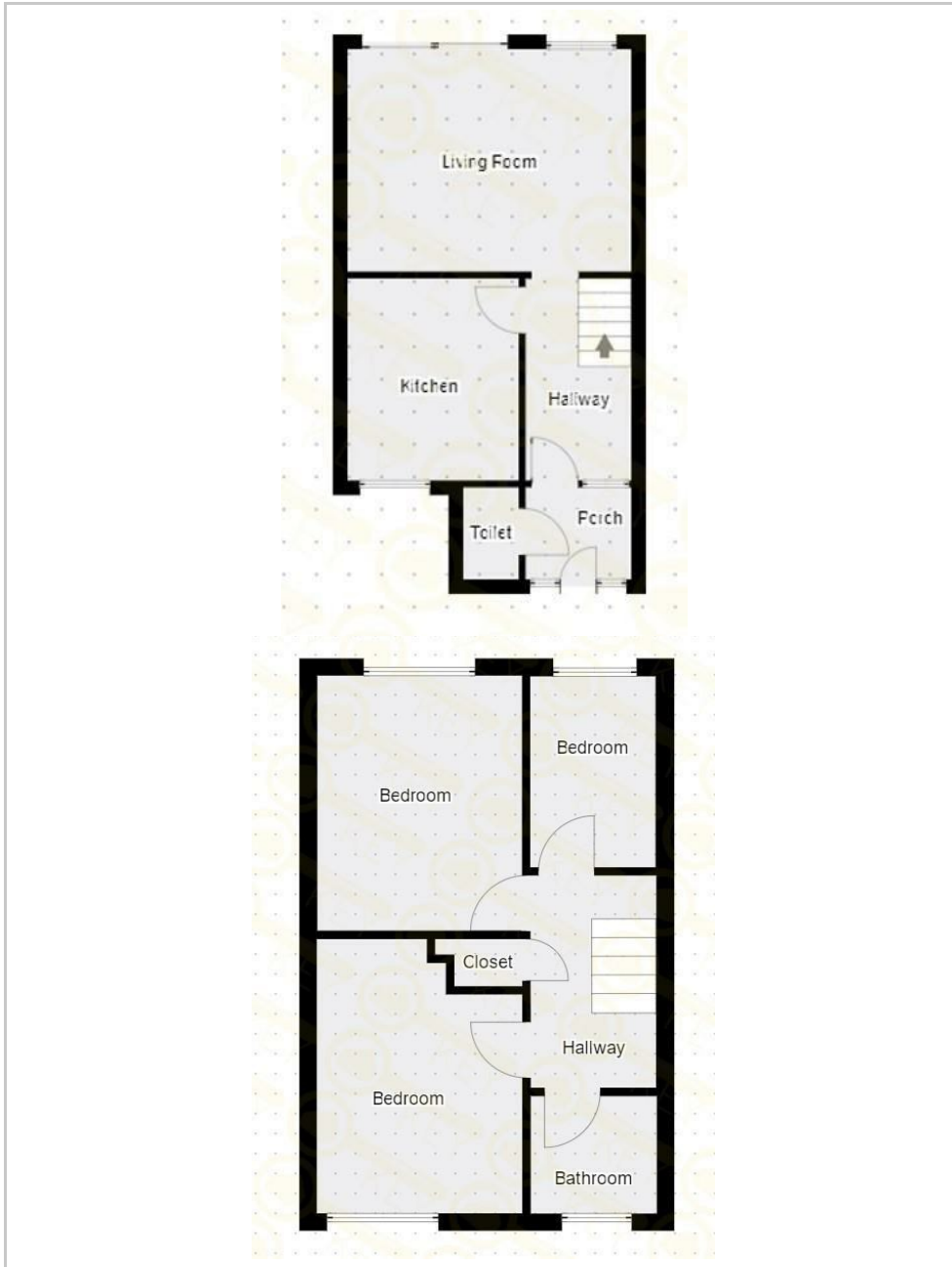
£800 pcm

Agents notes

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These

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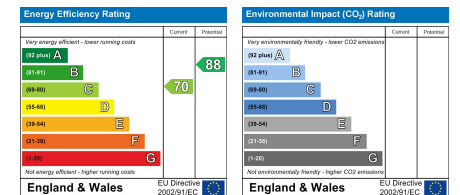
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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