



## Sheepy Road, Atherstone, CV9 3AD

Pointons Estate Agents welcome you to Sheepy Road, Atherstone - a charming location for this delightful, extended detached house! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms, master having ensuite and a family bathrooms, there is ample space for everyone to enjoy.

Built between 1970-1979, this house combines the charm of a bygone era with modern amenities for comfortable living. The property sits on a corner plot, offering a sense of privacy and a larger outdoor space for gardening or outdoor activities.

One of the standout features of this property is the parking space available for up to four vehicles, ensuring convenience for you and your guests. Additionally, the fact that this property is being offered with no chain means a smoother and quicker process for potential buyers.

Overall, this house on Sheepy Road presents a fantastic opportunity for those looking for a spacious family home in a desirable location. Don't miss out on the chance to make this property your own!

- WELL PRESENTED, EXTENDED DETACHED FAMILY HOME
- FITTED BREAKFAST KITCHEN, UTILITY
- DOUBLE GLAZING & CENTRAL HEATING
- RECENTLY REWIRED, RE-PLUMBED & REPLACEMENT BOILER FITTED
- FIVE BEDROOMS, MASTER HAVING ENSUITE BATHROOM
- LOUNGE / DINER & SNUG
- NO CHAIN
- ENTRANCE HALL, GUEST CLOAKROOM
- LARGE GARDEN, DRIVE & GARAGE
- COUNCIL TAX BAND: E, EPC: D

**Offers In The Region Of £435,000**

### **Porch**

Double glazed sliding door leading in with further double glazed door to:

### **Hallway**

Radiator, telephone point, under-stairs storage cupboard with hanging space, stairs to first floor landing with spindles, doors to:

### **Lounge/Dining Room**

23'6" x 21'8" (7.17m x 6.60m)

Two double glazed windows to rear, double glazed bay window to front, three radiators, TV point, coving to ceiling, double glazed French style double doors to garden.

### **Kitchen/Breakfast Room**

11'11" x 7'3" (3.63m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge, space for dishwasher, range aga style cooker with five ring gas hob and two electric ovens, double glazed window to front, radiator, ceramic tiled flooring, opening to Rear Lobby, doors to pantry and:

### **Study / Snug**

10'11" x 9'2" (3.33m x 2.80m)

Double glazed window to front, radiator.

### **Utility**

9'8" x 9'2" (2.95m x 2.80m)

Fitted with a matching base units, 1+1/4 bowl stainless steel sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear, double radiator, wooden laminate flooring, wall mounted concealed combination boiler serving heating system and domestic hot water, double doors to Storage cupboard.

### **Rear Lobby**

Ceramic tiled flooring, double glazed door to garden, door to:

### **Cloakroom**

Obscure double glazed window to rear, fitted with two piece suite comprising, vanity wash hand basin with cupboard under, mixer tap and tiled splashback and close coupled WC, radiator, wooden laminate flooring.

### **Landing**

Door to Storage cupboard, access to loft space with ladder and doors to:

### **Master Bedroom**

11'7" x 14'2" (3.54m x 4.33m)

Two double glazed windows to front, bedroom suite with a range of wardrobes to include two double and a triple wardrobe with full-length mirrored doors, radiator, TV point, door to:

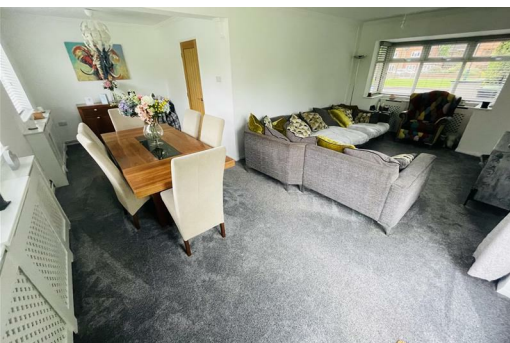
### **En-suite Bathroom**

Recently refitted with a four piece suite comprising panelled bath, vanity wash hand basin with cupboard and drawers under, mixer tap and mirror, tiled shower enclosure and close coupled WC, heated towel rail, extractor fan, obscure double glazed window to front, wooden laminate flooring and ceiling sunken spotlights.

### **Bedroom**

11'9" x 14'8" (3.57m x 4.47m)

Two double glazed windows to front, radiator, TV point, double door to built in wardrobe with hanging space and shelving.



**Bedroom**

5'8" x 11'3" (1.72m x 3.43m)

Double glazed window to rear, radiator, TV point.

**Bedroom**

8'8" x 8'0" (2.64m x 2.45m)

Double glazed window to rear, radiator, TV point.

**Bedroom**

11'5" x 9'2" (3.49m x 2.80m)

Double glazed window to rear, built-in wardrobes with hanging rail and shelving, radiator, TV point.

**Bathroom**

Recently refitted with a three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure double glazed window to rear.

**Outside**

To the rear is an enclosed large garden incorporating a corner plot, mainly laid to lawn with shrub borders. Paved patio areas, pedestrian access and a shed. To the front is a driveway providing parking for several vehicles and access to a garage.

**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band E and payable to North Warwickshire Borough Council. The floorplan attached is only for illustration purposes only.

**PROPERTY TO SELL?**

Pointons Estate Agents can help you with an up to date valuation of your own home, introduce you to our independent mortgage advisor's and provide you with a cost of legal fees for buying and selling, giving you the relevant budgeting advise prior to you making a decision about moving. If you would like to take advantage of any of our services please do not hesitate to get in touch

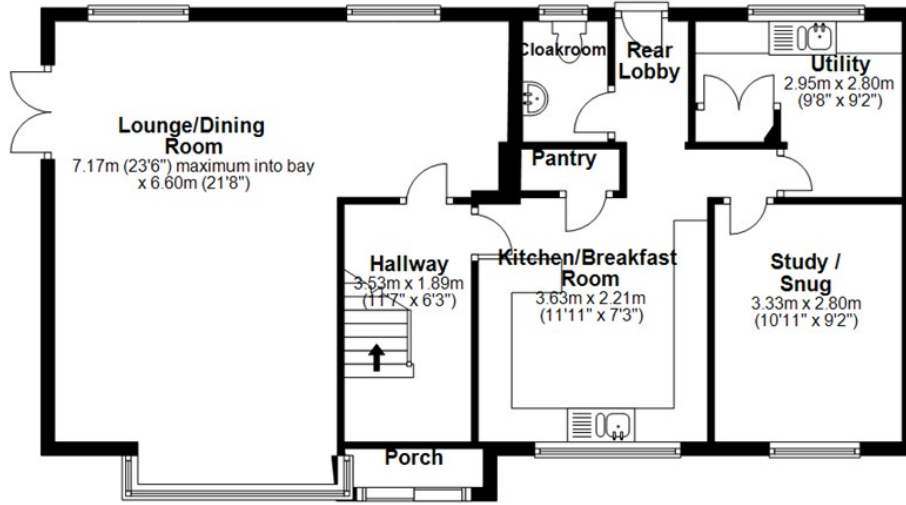
**CERTIFIED WORKS**

The vendor has informed us that the property has been completely rewired, has had new plumbing and a replacement boiler fitted.



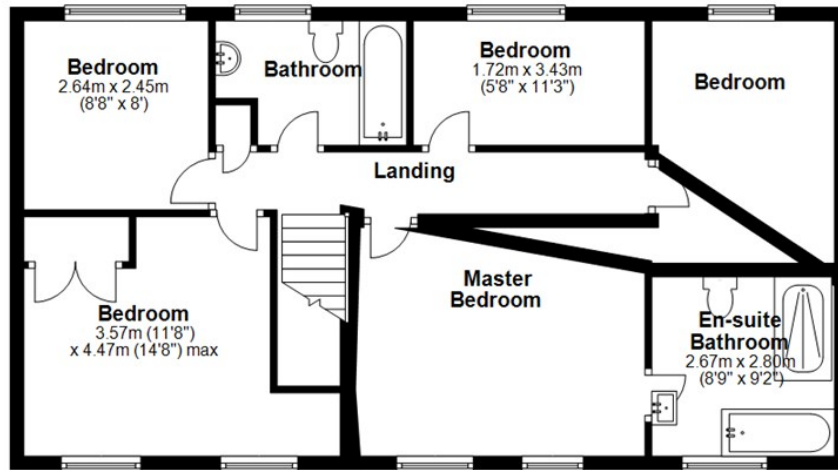
**Ground Floor**

Approx. 0.2 sq. metres (2.5 sq. feet)



**First Floor**

Approx. -549.8 sq. metres (-5918.3 sq. feet)



Total area: approx. -549.6 sq. metres (-5915.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
	82
63	

Very energy efficient - lower running costs (92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions (92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
**NUNEATON**  
CV11 4AL  
**024 7637 3300**  
nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
CV1 2NT  
**024 7663 3221**  
coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711911**  
atherstone@pointons-group.com

