



Witherley Road, Atherstone, CV9 1LZ

Asking Price £295,000



Pointons Estate Agents welcome you to this charming property located on Witherley Road in the picturesque town of Atherstone. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

One of the standout features of this property is the parking space available for up to 4 vehicles, making it ideal for those with multiple cars or visitors. Additionally, the property is offered with no chain, providing a seamless and hassle-free buying process for the new owners.

If you're captivated by the charm and potential of this lovely home, don't miss the opportunity to view it in person. Viewings are available by prior appointment through the agents, allowing you to explore every corner of this property and envision the life you could create here.



Entrance

Via double glazed sliding door leading into:

Porch

Double glazed window to side and double glazed door into:

Reception Hall 5'5" x 5'10"

Stairs rising to first floor landing wooden effect flooring, picture window into the lounge, radiator and door to:

Living Room 14'3" x 14'8"

Double glazed windows to front, radiator, feature fireplace, wooden effect flooring, coving to ceiling, tv and telephone point, door to:

Breakfast Kitchen 15'6" x 8'6"

Fitted with a matching range of wall mounted and base units, inset stainless steel sink unit with drainer and swan neck mixer taps, tiled splash surround, plumbing for dishwasher, space for fridge, electric cooker, wooden effect flooring, area for dining table, double glazed window to rear, door to Storage cupboard and doors to:

Dining Room 15'6" x 9'0"

Wooden effect flooring, radiator, coving to ceiling, sliding patio door to garden,

Inner lobby

Leading from the kitchen, wooden effect flooring, and doors to garden garage and::

WC

Low level W.C, vanity sink unit with mixer taps, tiling to splashback area wooden effect flooring and double glazed window to rear.

Landing

Double glazed window to side, door to storage cupboard with linen shelving, access to loft space and doors to:

Bedroom 1 11'10" x 10'9"

Double glazed window to front, radiator, door to wardrobe with hanging rail and shelf.

Bedroom 2 9'7" x 11'3"

Double glazed window to rear, radiator, built in storage cupboard,

Bedroom 3 7'11" x 6'11"

Double glazed window to front and radiator

Wet Room

Shower area, pedestal wash basin with mixer tap, and low level w.c. Tiling to all walls, extractor fan and heated towel rail, Obscure double glazed window to rear

Garage 16'5" x 7'10"

Up and over door, power and light:

Garage 30'1" x 10'4"

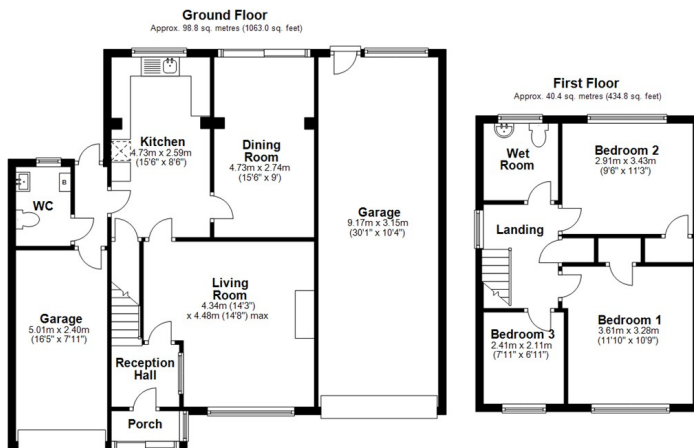
Window and door to garden, Up and over door.

Outside

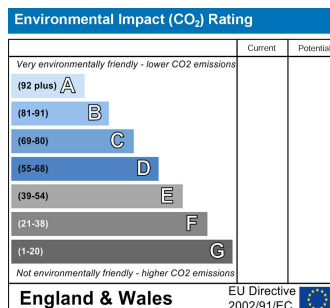
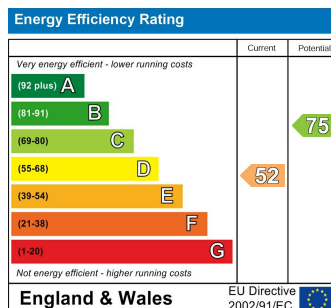
To the rear of the property is an enclosed garden mainly laid to lawn with patio and greenhouse, side pedestrian access leading back to the front. The front has a driveway providing parking three cars and access to both garage as well as to the entrance.

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 D and EPC rating is E.



Total area: approx. 139.2 sq. metres (1497.8 sq. feet)



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

