



**Royal Meadow Drive, Atherstone  
CV9 3BN  
Asking Price £175,000**

Pointons are pleased to present in the sought-after area of Royal Meadow Drive, Atherstone, this town house presents an excellent opportunity for first-time buyers or families seeking a welcoming home to put their own stamp on. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The single reception room is perfect for relaxation and entertaining, providing a warm and inviting atmosphere.

The house is situated in a popular location, known for its community and convenient amenities. Residents will appreciate the nearby schools, parks, and local shops, making it an ideal setting for family life. The property also boasts significant potential, allowing new owners to personalise and enhance the space to suit their tastes and needs.

This delightful home is highly recommended for those looking to establish themselves in a popular neighbourhood. With its appealing features and promising possibilities, this property is not to be missed. Embrace the chance to create lasting memories in this property on Royal Meadow Drive.





#### Porch Entrance

Having UPVC entrance, UPVC double glazed flush window, storage cupboard, stairs to the first floor landing, power point and doors off which lead:

#### Living Room

18'2" x 10'9" (5.54m x 3.28m)

Having feature fireplace with flame effect electric fire, power points, central heating radiator, UPVC double glaze flush window and double glazed patio door to the rear garden

#### Kitchen/Diner

18'2" x 9'1" (5.54m x 2.77m)

Having 1.5 bowl single drainer sink unit set in a worksurface with units above and below, space and plumbing for domestic appliance. Further worksurface with fitted units below. matching wall units. Central heating radiator, power points, UPVC double glazed flush window to the front, double glazed flush window to rear.

#### Rear Vestibule

Having storage cupboard, doors to kitchen Dine and Living Room, further double glazed door to the rear garden patio.

#### Landing

Stairs to the first floor landing having Airing cupboard housing central heating boiler, loft access and doors off which lead:

#### Bedroom 1

12'2" x 9'1" (3.71m x 2.77m)

Having central heating radiator, power points, recessed storage and UPVC double glazed flush window.

#### Bedroom 2

9'3" x 10'9" (2.83m x 3.28m)

Having central heating radiator, power points, recessed storage and UPVC double glazed flush window.

#### Bedroom 3

8'7" x 7'10" (2.62m x 2.39m)

Having central heating radiator, power points, recessed storage and UPVC double glazed flush window over looking the rear garden

#### Shower Room

being fully Pvcu clad and having a white suite comprising of shower cubicle with fitted shower and wash hand basin set in a vanity unit. centrally heated towel rail and UPVC double glazed frosted flush window.

#### WC

Having a low level WC and UPVC double glazed frosted flush window.

#### Outside

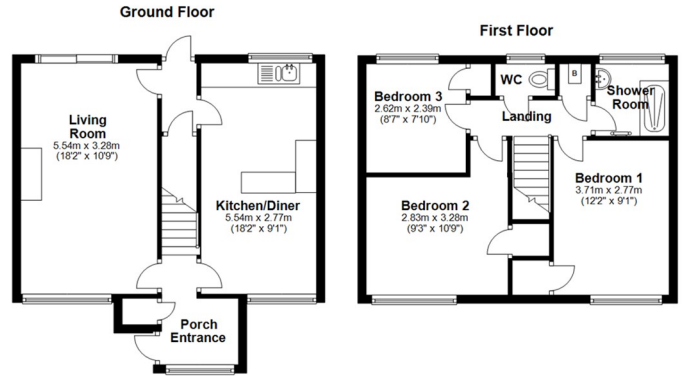
The property has the benefit of gardens to the front and rear, the front being mainly laid to lawn, the rear briefly comprises of a paved patio, lawn, raised planting area, brick store, boundary fencing and rear trades entrance.

#### Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating C.

#### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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	



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