



**77 Ratcliffe Road, Atherstone  
CV9 1LF  
£390,000**

Nestled on the charming Ratcliffe Road in Atherstone, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting five well-proportioned bedrooms, this property offers ample space for both relaxation and privacy. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed shower room, and a downstairs guest cloakroom ensuring convenience for all residents. With parking available for up to four vehicles, you will never have to worry about finding a space for your cars, making this property particularly appealing for larger families or those with multiple vehicles.

Set in a desirable location, this home is within easy reach of local amenities, schools, and parks, making it an ideal choice for those who appreciate community living. This property is a rare find in Atherstone, combining generous living space with practical features. Do not miss the chance to make this wonderful house your new home.





#### Entrance

Via double glazed entrance door leading into

#### Entrance Hall

Radiator, dado rail, coving to textured ceiling, stairs leading to first floor landing with under-stairs cupboard and doors to:

#### Lounge/Dining Room

25'4" x 12'7" (7.73m x 3.84m)

Double glazed bow window to front, wood burner with glass door in chimney, timber mantle incorporating surround, two radiators, telephone point, TV point, dado rail, wall lights, coving to ceiling, double glazed French style double doors to garden,

#### Kitchen/Breakfast Room

13'8" x 8'3" (4.17m x 2.51m)

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 and mixer tap, plumbing for dishwasher, space for fridge freezer and a range cooker, double glazed window to rear, door to:

#### Utility

10'7" x 7'7" (3.22m x 2.30m)

Plumbing for washing machine, space for fridge/freezer, double glazed window to side, radiator, ceramic tiled flooring, door to garden and further door to:

#### Cloakroom

Obscure double glazed window to rear, two piece suite comprising, vanity wash unit with cupboard under and low-level WC, tiled splashback, radiator, ceramic tiled flooring, coving to ceiling.

#### Landing

Coving to textured ceiling, access to loft, sliding door to Shower Room, bi-fold door to Bedroom, and other doors to:

#### Bedroom

13'9" x 10'8" (4.20m x 3.26m)

Double glazed window to front, built-in wardrobes with hanging rails and shelving, radiator, wall lights, coving to ceiling.

#### Bedroom

12'2" x 12'5" (3.71m x 3.79m)

Double glazed window to rear, radiator, coving to textured ceiling.

#### Bedroom

14'5" x 7'7" (4.40m x 2.30m)

Double glazed window to front, radiator, coving to ceiling.

#### Bedroom

10'0" x 7'6" (3.04m x 2.28m)

Double glazed window to rear, radiator, coving to ceiling.

#### Bedroom

9'5" x 8'0" (2.88m x 2.43m)

Double glazed window to front, radiator.

#### Shower Room

Recently refitted with three piece suite comprising double shower enclosure, vanity wash hand basin with drawers and mixer tap, close coupled WC and heated towel rail, extractor fan ceramic tiling to all walls, obscure double glazed window to rear.

#### Garage

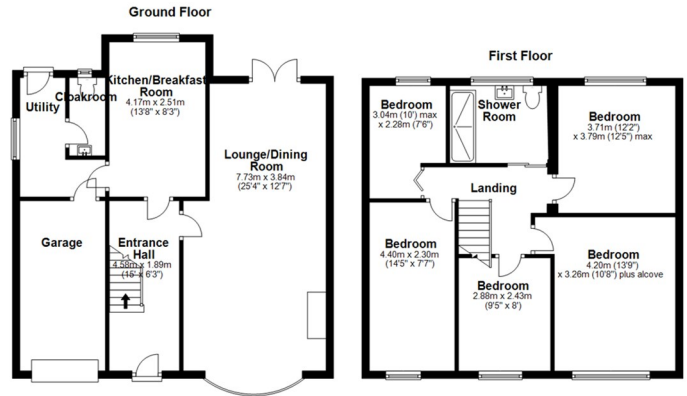
With personal door, power and light connected, Up and over door, stairs to first floor landing with under-stairs storage cupboard.

#### Outside

To the rear is an enclosed garden with Hobbit House style garden room, timber decking and shrubbery. To the front is a driveway providing parking and access to garage and 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 payable to North Warwickshire Borough Council



Energy Efficiency Rating		Current	Potential
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		71	82
		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

