



Royal Meadow Drive, Atherstone CV9 3BL Auction Guide £175,000

Nestled in the charming area of Royal Meadow Drive, Atherstone, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception rooms offer a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. One of the standout features of this home is the conservatory, which allows for an abundance of natural light and creates a lovely space to enjoy the garden views throughout the seasons. The property also includes a well-appointed shower room, ensuring convenience for all residents.

This house is set to be sold at auction, making it an exciting prospect for both first-time buyers and seasoned investors alike. With its appealing layout and potential for personalisation, this property is a canvas waiting for your creative touch.

Situated in a friendly neighbourhood, Royal Meadow Drive offers a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. This home is not just a place to live; it is an opportunity to create lasting memories in a vibrant community. Don't miss your chance to make this charming house your own.



Entrance

Via double glazed entrance door leading into:

Porch

Double glazed multi-paned windows to front and side, double radiator, wooden laminate flooring, opening into:

Hallway

Stairs to first floor and doors to:

Reception Room

8'0" x 10'11" (2.44m x 3.33m)

Double glazed bow window to front, double radiator, wooden laminate flooring.

Kitchen/Dining Room

18'3" x 8'11" (5.55m x 2.71m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to front, double glazed window to rear, radiator, wooden laminate flooring, door to:

Rear Lobby

Wooden laminate flooring, double glazed door to conservatory and further door to:

Reception Room

9'8" x 10'11" (2.95m x 3.34m)

Radiator, wooden laminate flooring, double glazed sliding patio door to conservatory.

Conservatory

Wooden laminate flooring, wall lights, double glazed sliding patio door to garden, double glazed sliding patio doors to garden, door to Storage cupboard.

Landing

Doors to:

Bedroom

12'6" x 10'7" (3.80m x 3.23m)

Double glazed window to front, radiator, wooden laminate flooring.

WC

Obscure double glazed window to rear, two piece suite comprising, vanity wash hand basin with cupboard under, mixer tap and tiled splashbacks, low-level WC and ceramic tiled flooring.

Bedroom

10'11" x 7'10" (3.32m x 2.40m)

Double glazed window to rear, radiator, wooden laminate flooring.

Bedroom

10'11" x 12'8" (3.32m x 3.86m)

Double glazed bow window to front, radiator, wooden laminate flooring, access to loft.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan ceramic tiling to all walls, obscure double window to rear, ceramic tiled flooring.

Boiler Cupboard

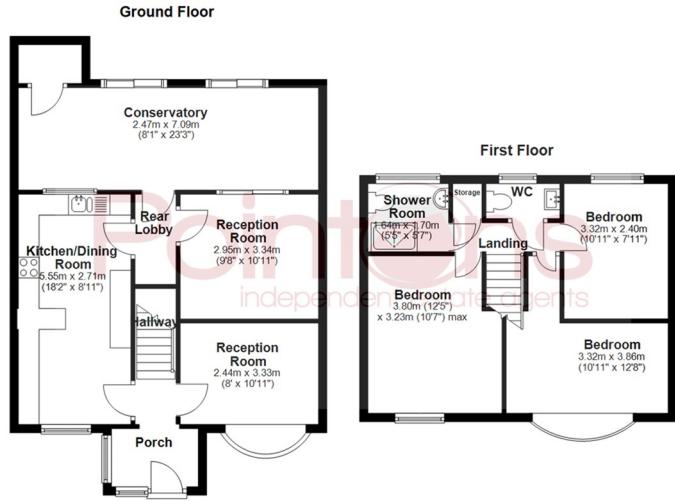
Boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden with additional brick built store. To the front there is an enclosed garden with path leading to entrance.

General Information

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 payable to North Warwickshire Borough Council and is band B



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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