



Jean Street, Baddesley Ensor Atherstone

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edwards





## Property Description

The property begins with a good sized driveway that offers access to the entrance hall, and gated access to the spacious landscaped rear garden. Inside, the large lounge sits to the front of the home and includes a useful under-stairs area ideal for a desk, though it could be enclosed to provide additional storage. The dining room is to the rear and the kitchen sits in an extension overlooking the garden. The ground floor also offers a shower room off the hallway.

Upstairs, the principal bedroom is a great sized double and has an en suite shower room. The second bedroom used to be two separate rooms but is now one large double bedroom with windows facing the front of the home. Finally, there are stairs off the landing up into the loft room.

Call today for more information and to see inside!

## Entrance Hallway

Central heating radiator.

## Lounge

15' 10" into recess x 11' 10" plus recess ( 4.83m into recess x 3.61m plus recess )  
Double glazed window to front elevation, central heating radiator and gas fire place.

## Dining Room

10' x 8' 11" ( 3.05m x 2.72m )  
Central heating radiator and open archway into:

## Kitchen

15' x 10' 5" ( 4.57m x 3.17m )  
Double glazed window to side elevation, double glazed patio doors to rear elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit and space and connections for washing machine.

## Bedroom One

12' 11" max x 8' 11" max ( 3.94m max x 2.72m max )  
Double glazed window to rear elevation and central heating radiator.

## En-Suite

Shower cubicle, .WC, wash hand basin and central heating radiator.

## Bedroom Two

15' 11" max x 8' 1" ( 4.85m max x 2.46m )  
Two double glazed windows to front elevation and two central heating radiators.

## Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle and heated towel rail.

## Loft Space

15' 10" max x 15' 4" max with reduced head height ( 4.83m max x 4.67m max with reduced head height )  
Two double glazed roof windows to rear elevation and eaves storage.

## Rear Garden

Patio area, laid to lawn, plant beds and gated side access to frontage.

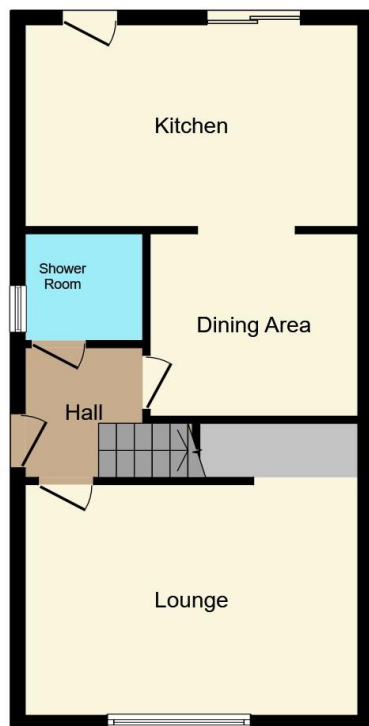




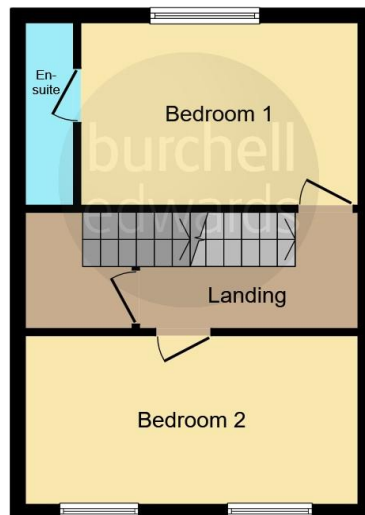




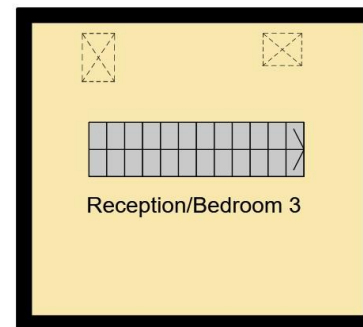




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: TAM206656 - 0003**