



10, Stanley Road, Atherstone, Warwickshire, CV9 2AS

HOWKINS &
HARRISON

10, Stanley Road,
Atherstone,
Warwickshire, CV9 2AS

Guide Price: £185,000

Situated within walking distance of Atherstone town and railway station, this well-presented two-bedroom mid-terrace home offers well presented accommodation extending to 692 sqft. and benefits from a generous rear garden together with the added advantage of fully owned solar panels.

The accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen/diner and useful ground floor store room, whilst to the first floor are two well-proportioned bedrooms and a modern family bathroom. Outside, the property enjoys an enclosed rear garden with patio and lawn areas, providing excellent space for outdoor entertaining, children and pets.

Ideal for first-time buyers, young families or investors alike, the property combines character and practicality with excellent commuter links via the nearby A5, M42.



Location

10 Stanley Road is situated within a well-established residential area on the northern side of Atherstone, a historic Warwickshire market town. The property is conveniently positioned within walking distance of Atherstone town centre, which offers a range of everyday amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities. Atherstone railway station is approximately 0.5 miles away, providing regular services towards London Euston, Stafford and Crewe, making the location attractive for both commuters and local purchasers. The town enjoys excellent road connectivity via the A5, M42 and M6, providing straightforward access to Birmingham, Coventry, Leicester and the wider Midlands motorway network.

Atherstone Railway Station – 0.5 miles
Tamworth – 7 miles
Coventry – 13 miles
Birmingham City Centre – 16 miles
Leicester – 17 miles
M42 (Junction 10) – 5 miles
Birmingham Airport / NEC – 17 miles



Accommodation Details – Ground Floor

The property is entered via the front door into a hallway, with stairs rising to the first floor and access into the living room. The living room is a comfortable reception space positioned to the front of the house, featuring built-in shelving and a fireplace. From the living room, a doorway leads through to the kitchen/diner, which spans the rear of the property. The kitchen is fitted with a range of wall and base units, integrated oven and hob, sink area beneath the window, and space for dining. A rear door provides direct access to the garden, where a useful external store room is attached to the rear of the property.

First Floor

To the first floor, the landing provides access to two bedrooms and the bathroom. Bedroom one is a well-proportioned double room situated to the front. Bedroom two has been cleverly adapted to

create a single bedroom with an adjoining nursery area, offering excellent flexibility for growing families. Subject to requirements, the dividing wall could be removed to reinstate a larger bedroom space. Completing the accommodation is the well equipped modern bathroom, fitted with a bath incorporating shower over, WC and wash hand basin.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is leasehold with a long lease remaining.

Outside

The property benefits from an enclosed rear garden incorporating paved seating areas, lawn and planted borders, providing an ideal space for outdoor entertaining, children and pets. The garden also benefits from the attached external store, offering useful additional storage.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested by the agents. We are advised that the property is connected to mains water, drainage, gas and electricity. Heating is provided via a gas fired system.. Broadband is available at the property, and fully owned solar panels are also installed.

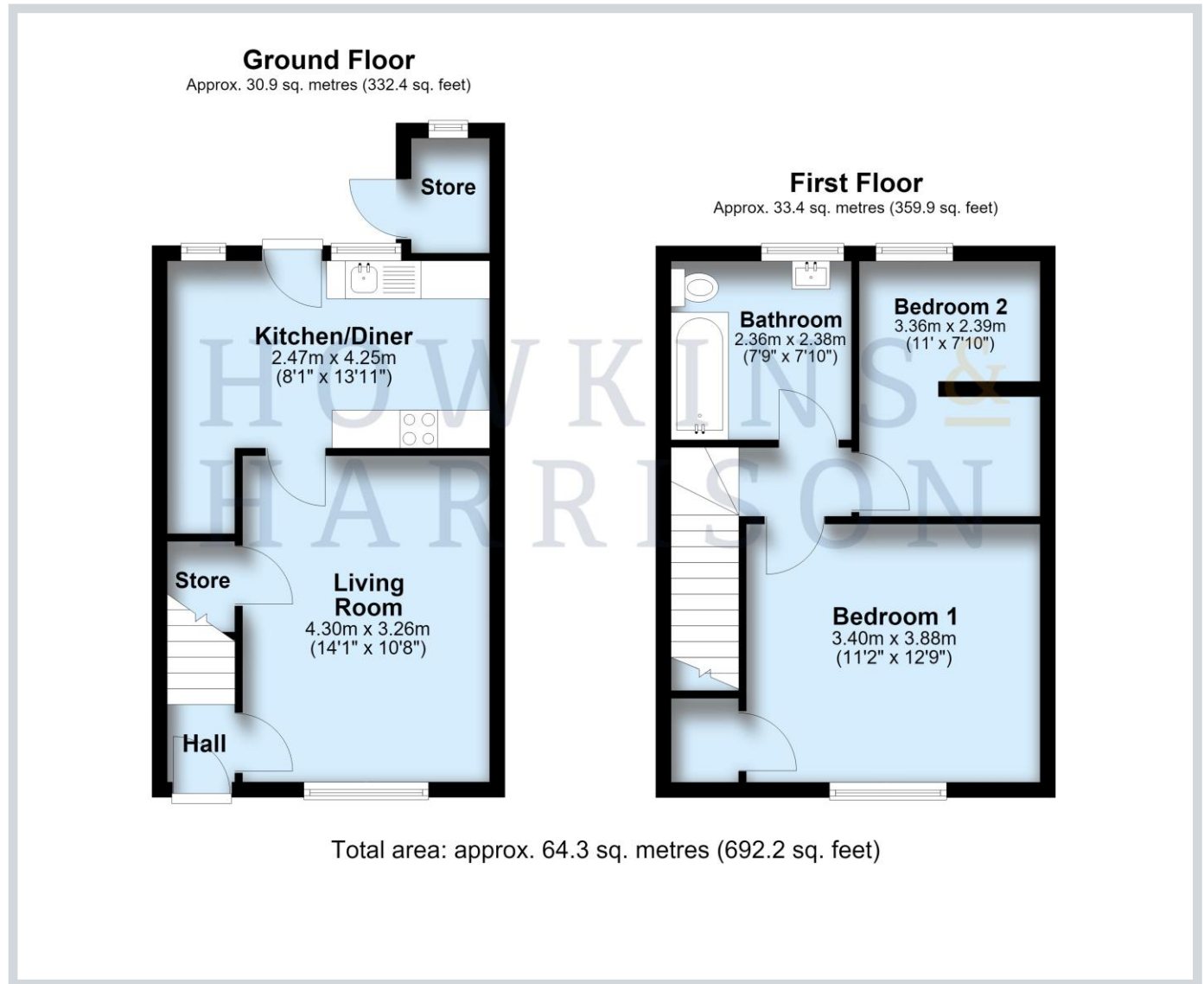
Local Authority

North West Leicestershire District Council. Tel-01530 454545.

Council Tax

Band – B

Energy Rating - B



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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