



**3 Bedroom House - Semi-Detached**  
**located on Keys Hill, Atherstone**  
**£250,000**

**UP Estates**





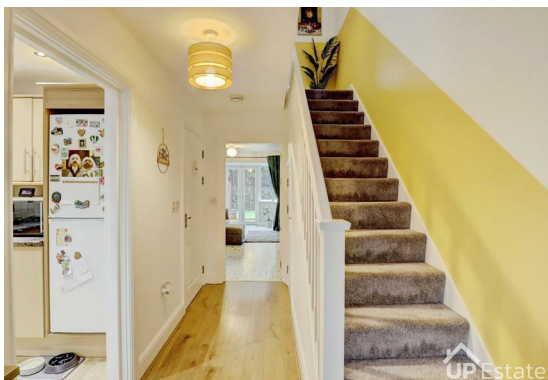
**\*\*Set back from the road in a lovely rural location, this well-presented three-bedroom semi-detached home in Baddesley Ensor offers bright, flexible living space arranged over three floors.\*\***

The property welcomes you into a light and spacious entrance hallway, providing access to a modern fitted kitchen with ample built-in storage and pleasant views over the front aspect. To the rear, the generously sized living and dining area enjoys a warm, rustic feel and overlooks the garden and patio. French doors open directly onto the outdoor space, allowing natural light to flood the room and creating an ideal setting for both everyday living and entertaining. Completing the ground floor is a convenient WC and a useful understairs storage cupboard. The first floor offers a well-proportioned double bedroom, a single bedroom or home office, and a stylish family bathroom fitted with a walk-in shower and chrome heated towel rail. Occupying the top floor is the main bedroom, enhanced by beautiful skylights that create a bright and airy retreat. Additional cupboard space at the top of the stairs further adds to the home's practical and flexible layout. Externally this property further benefits from an allocated parking space. Ideally positioned, the property benefits from excellent local amenities, including The Red Lion Inn and Woodside Primary School. A Co-op food store is a short drive away in Grendon, with Aldi and Tesco available in nearby Atherstone. Grendon Woods is also local, perfect if you fancy an afternoon walk without having to travel too far.

**£250,000**

- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER RURAL SETTING IN BADDESLEY ENSOR
- BRIGHT AND SPACIOUS ENTRANCE HALLWAY
- GENEROUS LIVING/ DINING SPACE WITH RUSTIC, YET MODERN FEEL
- FRENCH DOORS OPENING STRAIGHT OUT TO THE REAR GARDEN/ PATIO AREA
- GROUND FLOOR WC
- MODERN FAMILY BATHROOM WITH WALK IN SHOWER
- SPACIOUS MAIN BEDROOM WITH SKY LIGHTS
- ALLOCATED PARKING SPACE TO THE FRONT ASPECT
- CLOSE TO LOCAL AMENITIES AND SCHOOLS





### IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended





as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Keys Hill, Baddesley Ensor, Atherstone







Total Area: 93.8 m<sup>2</sup> ... 1009 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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