

Mark  
Webster  
estate agents



Witherley Road  
Atherstone  
£250,000

\*\*\* NO UPWARD CHAIN ~ NEW WINDOWS THROUGHOUT ~ COSMETIC IMPROVEMENT REQUIRED \*\*\*. For sale with MARK WEBSTER estate agents is this very nicely situated three bedroom detached family home briefly comprising: Through hallway, kitchen (new kitchen required), rear lounge/diner, three bedrooms, bathroom, separate WC, garage and driveway.

Witherley Road enjoys a convenient and well-established position on the edge of the historic market town of Atherstone in North Warwickshire. This popular residential location offers the perfect balance of everyday convenience and countryside surroundings, making it particularly appealing to families and commuters alike.

Atherstone's traditional town centre is just a short distance away, offering a range of independent shops, cafés, supermarkets and essential services, along with a regular street market that reflects the town's long heritage. The area is well served by respected local schools and a variety of leisure facilities, contributing to its strong community feel.

For commuters, Witherley Road is exceptionally well placed. Atherstone railway station provides direct rail services to Birmingham and Leicester, while excellent road links via the nearby A5 road and M42 motorway connect to the wider Midlands motorway network.

With its blend of connectivity, local amenities and market town character, Witherley Road represents an appealing opportunity to enjoy comfortable living in a well-located Warwickshire setting.

### RECEPTION PORCH

Having a double glazed entrance door, double glazed side window and an internal opaque double glazed door leading to...

### ENTRANCE HALL

Stairs leading off to the first floor landing, single panelled radiator, under stairs storage cupboard and doors leading off to...

### KITCHEN 13' 9" x 8' 1" (4.19m x 2.46m)

New kitchen is required.

### LOUNGE/DINER 18' 10" x 11' 9" (5.74m x 3.58m)

Having double glazed French doors leading out to the rear garden, double glazed window to rear aspect and a tiled fireplace.

### FIRST FLOOR LANDING

Opaque double-glazed window to side aspect, access to the roof storage space, door to the airing cupboard that also houses the central heating boiler (not tested) and further doors leading off to...

### BEDROOM ONE 11' 10" x 9' 10" (3.61m x 3m)

Double glazed window to rear aspect and a single panelled radiator.



### **BEDROOM TWO 11' 10" x 8' 8" (3.61m x 2.64m)**

Double glazed window to rear aspect, single panelled radiator and a built-in storage cupboard.

### **BEDROOM THREE 10' 2" x 7' 6" (3.1m x 2.29m)**

Double glazed window to front aspect, single panelled radiator and a built-in storage cupboard.

### **BATHROOM 7' 5" x 8' 6" maximum (2.26m x 2.59m)**

Opaque double-glazed window to front aspect, single panelled radiator, wash basin, panelled bath with a shower over, tiled splash back areas.

### **WC 5' 8" x 2' 8" (1.73m x 0.81m)**

Opaque double-glazed window to side aspect, single panelled radiator and a low-level WC.

### **TO THE EXTERIOR**

To the front of the property there is a driveway providing off road parking with access to the single garage. The rear garden has a paved patio, lawn, centre pathway, planted borders and a greenhouse.

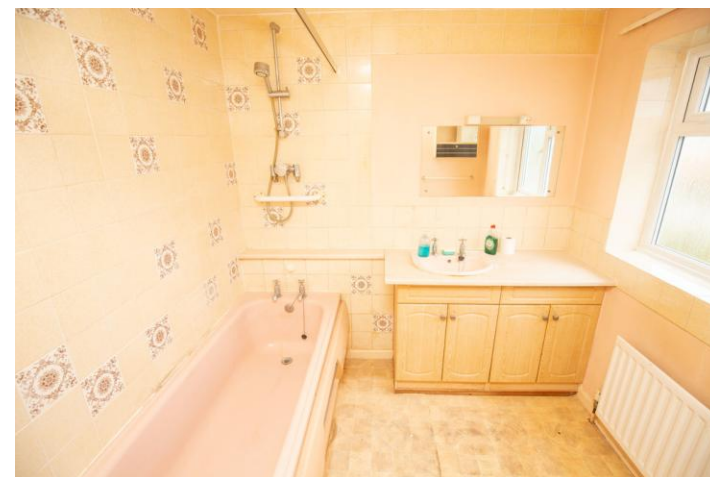
**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

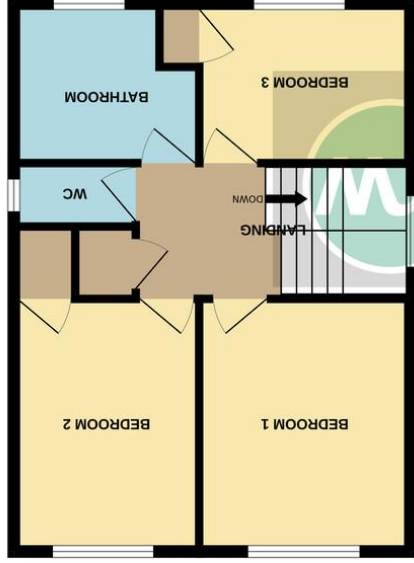
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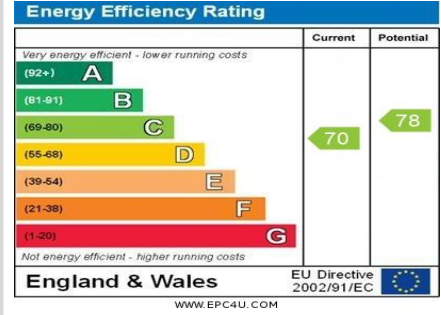
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Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



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