

ROYSTON & LUND



Main Road, Austrey, Atherstone

Offers In Excess Of £350,000

- No Upward Chain
- Quiet Village Setting
- Close to Numerous Amenities
- Freehold
- Four Bedroom Detached Family Home
- Beautifully Maintained Garden with Establish Planting
- Driveway & Integral Single Garage
- First Floor Family Bathroom
- Large Rear Conservatory
- Council Tax: E // EPC: D

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

9 Main Road, Atherstone CV9 3EH

Situated in a desirable residential location within the popular village of Austrey, this well presented four bedroom detached family home offers spacious and versatile accommodation throughout. Boasting multiple reception rooms, an impressive conservatory, a modern fitted breakfast kitchen, an integral garage and a beautifully landscaped rear garden, this property is perfectly suited to growing families seeking both space and convenience.

Ground floor accommodation comprises an entrance hall with stairs leading to the first floor, access to a convenient WC and all principal reception rooms. To the front of the property are two versatile reception rooms. The main living room is a generous space centred around a feature fireplace and flows seamlessly through a wide archway into the impressive conservatory. The conservatory provides an exceptional additional reception area with ample space for both seating and dining whilst enjoying views over the rear garden and direct access onto the patio. Completing the ground floor is a well appointed kitchen featuring an extensive range of solid wood base and wall units, granite worktops and Range style cooker.

To the first floor there are four well proportioned bedrooms. The principal bedroom is a spacious double benefiting from its own modern three piece en-suite shower room. Bedroom two is a further generous double, whilst bedrooms three and four provide excellent accommodation for children, guests or those working from home. All bedrooms are served by a contemporary three piece family bathroom consisting of a bath with shower overhead, wash basin and WC.

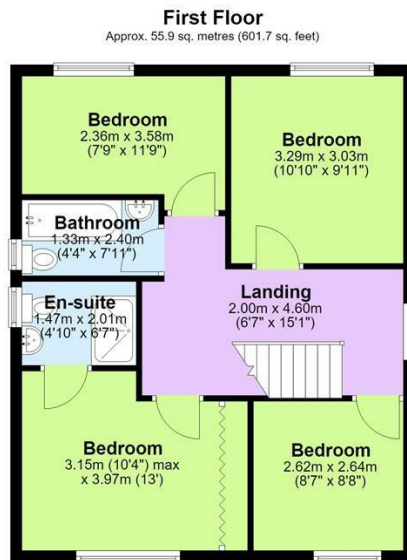
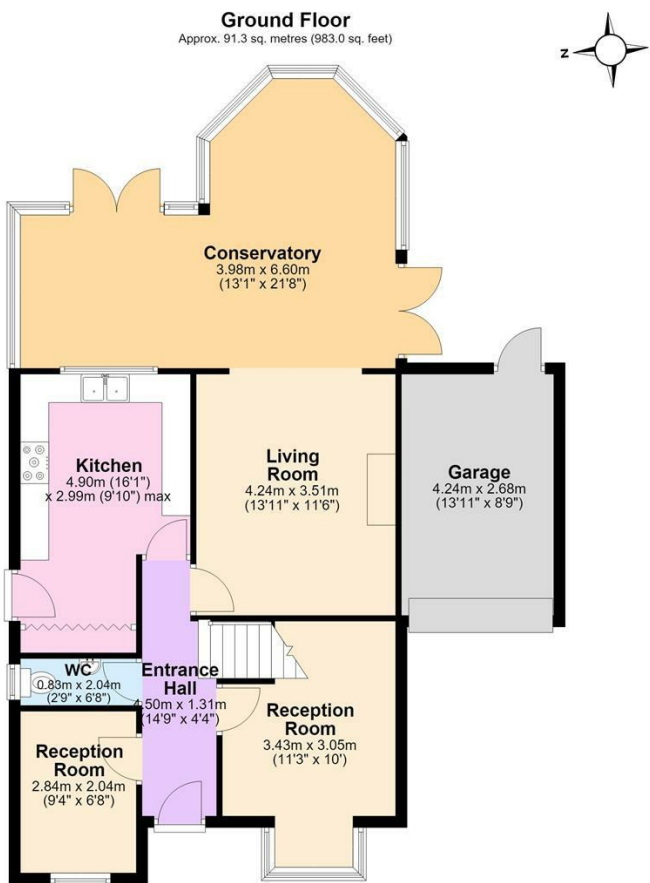
Externally, the property enjoys an attractive frontage with a block paved driveway providing off street parking and access to the integral garage. Gated side access leads to the beautifully established rear garden, which has been thoughtfully landscaped to create a wonderful outdoor entertaining space.



Council Tax Band: E







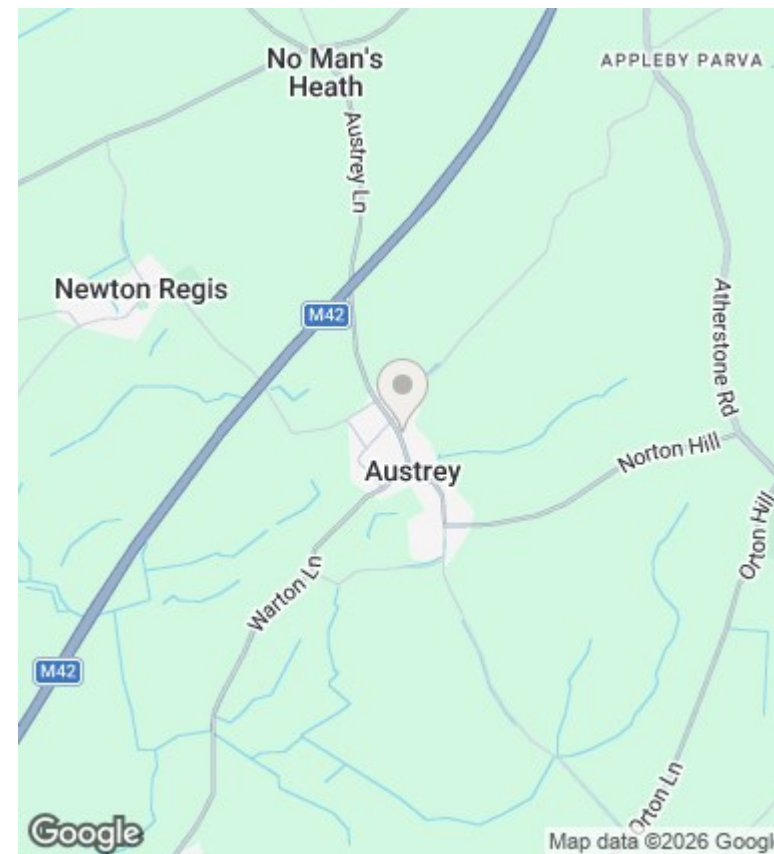
Total area: approx. 147.2 sq. metres (1584.7 sq. feet)

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	