



**3 Bedroom House - Detached**  
**located on The Common,**  
**Atherstone**  
**£395,000**

 **UP Estates**



**\*\*NO UPWARD CHAIN** - Three Bedroom Detached House situated in the desirable rural setting of The Common, Grendon near the village of Baddesley Ensor this three-bedroom detached home offers the perfect balance between peaceful countryside living and everyday convenience, with local shops and amenities just a short drive away.\*\*

The property welcomes you into the entrance hallway, leading through to an extended kitchen featuring an excellent range of built-in cabinets and generous worktop space — ideal for family cooking and entertaining. The kitchen enjoys delightful views over the beautiful rear garden, creating a bright and pleasant outlook.

To the front of the property is a cosy living room which flows openly into the dining room, providing a fantastic sociable layout for hosting family and friends. To the rear of the dining area is an additional reception room, perfectly suited as a sun room or garden room, offering a peaceful spot to relax while overlooking the garden. A convenient ground floor WC completes the downstairs accommodation. Upstairs, the home offers three well-proportioned bedrooms along with a family bathroom. Externally, the property benefits from a lovely rear garden, ideal for outdoor enjoyment, and a patio frontage. There is also ample general parking available in front of the property. With excellent potential throughout, this home presents a wonderful opportunity to create a truly special family residence in a sought-after rural location.

£395,000

- NO UPWARD CHAIN
- DETACHED THREE BEDROOM FAMILY HOME
- SOUGHT AFTER RURAL LOCATION NEAR TO VILLAGE OF BADDESLEY ENSOR
- KITCHEN WITH AMPLE STORAGE AND WORKTOP SPACE
- OPEN PLAN LIVING AND DINING AREA
- ADDITIONAL RECEPTION ROOM
- GROUND FLOOR WC
- BEAUTIFUL REAR GARDEN
- AMPLE GENERAL PARKING TO FRONT ASPECT
- EXCELLENT POTENTIAL THROUGHOUT





### 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.



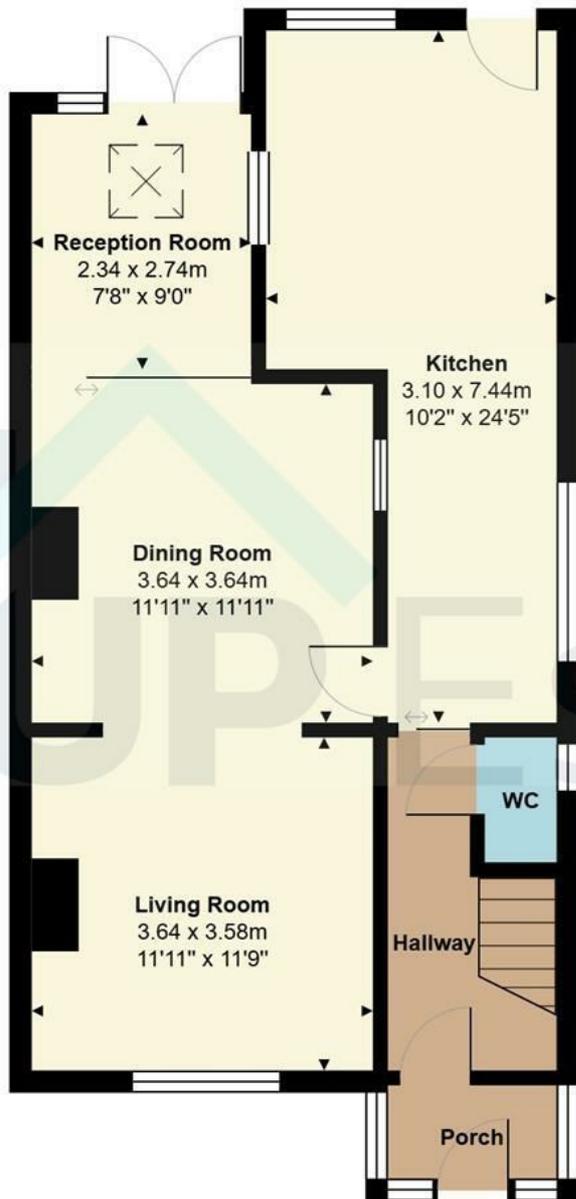
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





The Common, Grendon, Atherstone





Total Area: 105.0 m<sup>2</sup> ... 1130 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

**UP** Estates