



Bridge Lane

Witherley, Atherstone, CV9 3LG

Starting Bid £550,000

Property Features

- Spacious two storey family home with four bedrooms
- Perfect development opportunity
- Open-plan kitchen and dining area with ample storage
- Separate utility room and ground floor shower room
- Dedicated home office on the ground floor
- Main bedroom with fitted wardrobes and en suite
- Planning approved for a detached dormer style bungalow
- For sale via modern method of auction
- Generous garden with the option to purchase additional land to the rear
- Driveway parking and convenient residential location

Full Description

FOR SALE VIA MODERN METHOD OF AUCTION - A substantial and versatile two-storey family home offering generous living accommodation, multiple reception spaces and four bedrooms. The property features flexible ground floor rooms including an office, open-plan living and dining areas, a conservatory and utility space, making it ideal for families or buyers seeking adaptable living with excellent storage throughout

The property represents an exciting building opportunity due to there being planning permission for a two bedroom detached dormer style bungalow positioned within the plot. This consent allows a purchaser to develop an additional standalone dwelling, creating significant scope for future value or multi generational living.

THE FORE

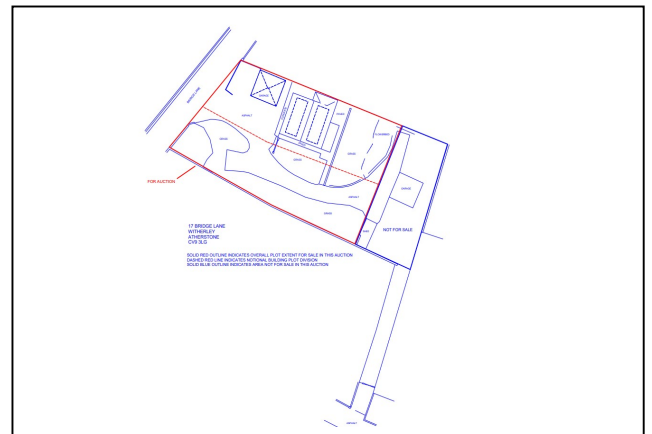
The property is set back within a residential setting and approached via a driveway providing excellent off road parking and a double garage which is accessible via electric doors. The frontage offers a pleasant outlook and a welcoming first impression, with access to the main entrance porch.

GROUND FLOOR

The ground floor is well laid out and offers excellent flow. You enter into a porch which opens into a central entrance hall with stairs rising to the first floor and access to a useful storage cupboard. To the front is a separate office, ideal for home working or a study. The living room is generously sized and connects seamlessly into the dining area, creating a bright and sociable living space. To the rear, an open-plan kitchen and dining area provides ample storage and worktop space, with access to a utility room and a ground floor shower room. The conservatory sits off the rear, offering additional reception space with views over the garden and direct access outside.

OPEN PLAN LIVING ROOM/DINING ROOM

30' 3" x 10' 4" (9.22m x 3.15m)



KITCHEN/DINER

15' 6" x 10' (4.72m x 3.05m)

UTILITY ROOM

6' 7" x 6' (2.01m x 1.83m)

SHOWER ROOM

8' 3" x 5' 1" (2.51m x 1.55m)

OFFICE

13' 9" x 10' (4.19m x 3.05m)

FIRST FLOOR

The first floor offers four well-proportioned bedrooms, making it ideal for family living. The main bedroom benefits from fitted wardrobes and a private en suite. Bedrooms two and three are generous doubles with built-in storage, while bedroom four offers flexibility as a single bedroom, nursery or study. A family bathroom serves the remaining bedrooms, and the landing provides further storage cupboards.

BEDROOM ONE

10' 3" x 10' 2" (3.12m x 3.1m)

BEDROOM ONE EN-SUITE

8' 6" x 5' 6" (2.59m x 1.68m)

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.18m)

BEDROOM THREE

10' 4" x 9' 8" (3.15m x 2.95m)

BEDROOM FOUR

8' 7" x 7' (2.62m x 2.13m)

BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)

THE REAR

Outside, the property enjoys a generous rear garden which is mainly laid to lawn and offers excellent space for outdoor entertaining, children or pets. The garden benefits from a good degree of privacy and is complemented by the conservatory which provides a sheltered transition between indoor and outdoor living. There is also an additional piece of land to the rear of the property which can be purchased separately which currently holds a workshop/outbuilding. Driveway parking is available to the front.

CONSERVATORY

18' 1" x 6' 3" (5.51m x 1.91m)



GARAGE
19' x 17' 8" (5.79m x 5.38m)

ANTI MONEY LAUNDERING
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING
By prior appointment with Taylor Cole Estate Agents on the contact number provided.

AUCTION
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements