



30, Coleshill Road, Atherstone, Warwickshire, CV9 1BW

HOWKINS &  
HARRISON

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Atherstone,  
Warwickshire, CV9 1BW

Guide Price: £330,000

A rare opportunity to acquire a charming Grade II listed three storey character residence, conveniently positioned within walking distance of Atherstone town centre and offering spacious, well-balanced accommodation totalling 1684sqft arranged over four levels.

The property retains a wealth of period features and in brief comprises a full length cellar running from the front to the rear of the property, providing excellent storage space. To the ground floor is a welcoming living room and an open plan kitchen/diner. To the first floor are two bedrooms and a family bathroom, whilst the second floor provides two further bedrooms and a shower room alongside eaves storage.

Externally, the property benefits from a fore-garden and to the rear is an attractive, low maintenance garden with seating areas and established planting, providing a pleasant outdoor space to enjoy.



## Location

30 Coleshill Road is situated within the market town of Atherstone, offering a convenient position within easy reach of a range of local amenities including shops, schooling and leisure facilities. The town provides a good selection of everyday services, with further retail and recreational opportunities available in nearby Tamworth and Nuneaton. The property is particularly well placed for commuters, with excellent road links via the A5, A444 and M42 motorway network, together with rail services from Atherstone providing direct access to Birmingham and beyond.

## Travel Distances

Tamworth – 6 miles

Nuneaton – 7 miles

Hinckley – 10 miles

Birmingham City Centre – 20 miles

A5 – 1 mile

M42 (J10) – 7 miles

Atherstone Railway Station – 1 mile (services to Birmingham New Street approx. 35 mins)

East Midlands Airport – 20 miles

Birmingham Airport – 18 miles



## Accommodation Details – Ground Floor

Entering on the ground floor, the accommodation opens into a sitting room positioned to the front, a well-proportioned space with a feature fireplace and window allowing for good natural light. To the rear, the kitchen/diner spans the width of the property, fitted with a range of units and providing space for dining, with a window overlooking the garden and access to a useful walk in store. Stairs from the ground floor lead down to the cellar, which runs front to back and offers excellent storage and potential for a variety of uses.

## Upper Floors

To the first floor, the accommodation is arranged around a central landing. The principal bedroom is a well-proportioned double room positioned to the front of the property. A further bedroom is located to the rear, suitable as a single room, nursery or study. Both bedrooms on this floor feature attractive ornate fireplaces. Also on this level is a family bathroom fitted with a three-piece suite. To the second floor, a final bedroom can be found alongside useful eaves storage, creating a flexible layout suited to a variety of needs.

## Outside

Externally, the rear garden is attractively landscaped for ease of maintenance, with patio seating areas and planted borders, creating a pleasant outdoor space to enjoy.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

North West Leicestershire District Council. Tel-01530 454545.

## Council Tax

Band – B

## Energy Rating - TBC



## Howkins & Harrison

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