



**Merevale Road, Atherstone
Warwickshire CV9 2PR
Offers Over £250,000**

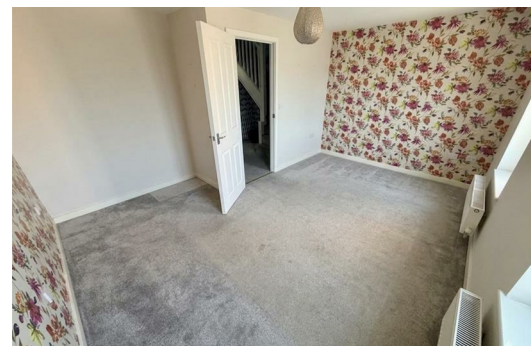
Freehold - North Warwickshire Borough Council Band: D - EPC: C

Nestled on the charming Merevale Road in Atherstone, this delightful terraced house offers a perfect blend of modern living and comfort. Built in 2006, the property spans an impressive 1,453 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a breakfast kitchen and a dining room, ideal for entertaining guests or enjoying quiet family evenings. The guest cloakroom adds a touch of convenience, making it easy for visitors to feel at home.

The first floor boasts the lounge and master bedroom with ensuite and the second floor has three further bedrooms and family bathroom making morning routines will be a breeze, ensuring that everyone has their own space when needed.

For those with vehicles, the property includes a driveway for a vehicle, a valuable asset in this desirable area. The modern auction offering presents a unique opportunity for potential buyers to secure this lovely home.



Entrance

Via double glazed entrance door leading into:

Reception Hall

Double door to storage cupboard, radiator, stairs rising to first floor landing and doors to:

Breakfast Kitchen

Fitted with a matching range of wall mounted and base units with inset sink, plumbing for washing machine, space for fridge, built in electric oven and gas hob with extractor, tiling to splash back areas, double glazed window to rear, double doors to garden .

Dining Room

Double glazed window to the front and radiator

WC

Being fitted with a Low Level W.C., hand basin, extractor fan and radiator

Landing

Stairs rising to second floor with balustrade, doors to:

Lounge

Two Juliet Balcony windows to the front, radiator, tv & telephone point.

Master Bedroom

Double glazed window to rear, radiator double doors to wardrobe and door to:

En-suite

Being fitted with a three piece suite comprising shower cubicle, pedestal wash basin and low level, w.c, tiling to walls, extractor fan, radiator and window to rear.

Landing

Door to Storage cupboard, doors to:

Bedroom 2

Double glazed window to front and radiator.

Bedroom 3

Double glazed window to rear, radiator

Bedroom 4

Double glazed window to front, radiator.

Bathroom

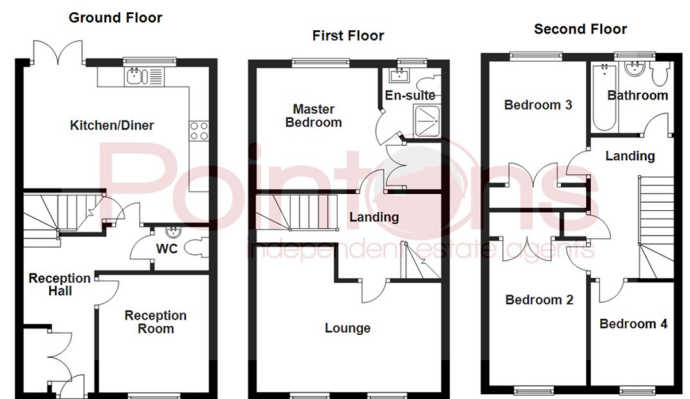
Being fitted with three piece suite comprising a panelled bath, pedestal wash basin and low level w.c, extractor fan, radiator and double glazed window to rear.

Outside

To the rear is an enclosed garden mainly paved. To the front is a tarmac driveway with path leading to entrance

General Information

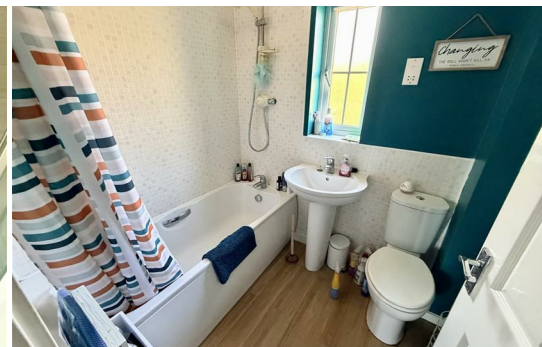
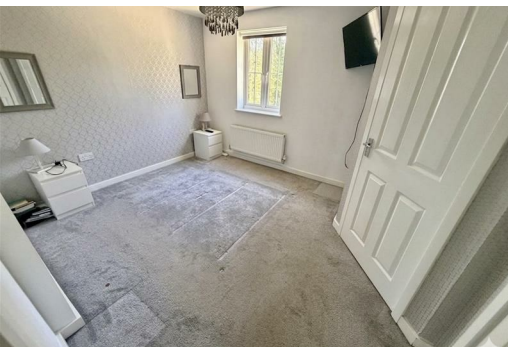
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band D and payable to North Warwickshire Borough Council



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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