



34, Windmill Road, Atherstone, Warwickshire, CV9 1HP

HOWKINS &
HARRISON

34, Windmill Road,
Atherstone,
Warwickshire, CV9 1HP

Guide Price: £310,000

Offered to the market with no upward chain is this extended three bedroom detached family home, situated within walking distance of Atherstone town centre.

Offering just over 1100sqft of accommodation in brief comprising:- hallway, generous 25ft sitting room open plan into a rear dining/ kitchen with double doors leading to outside, ideal for modern family living. To the first floor there are two double bedrooms and a single room/study/nursery alongside a shower room.

Externally there is an easy to maintain fore-garden, block paved driveway and gated access to a 21ft detached garage with WC and workshop to the rear and a private rear garden. An early internal viewing is strongly recommended.



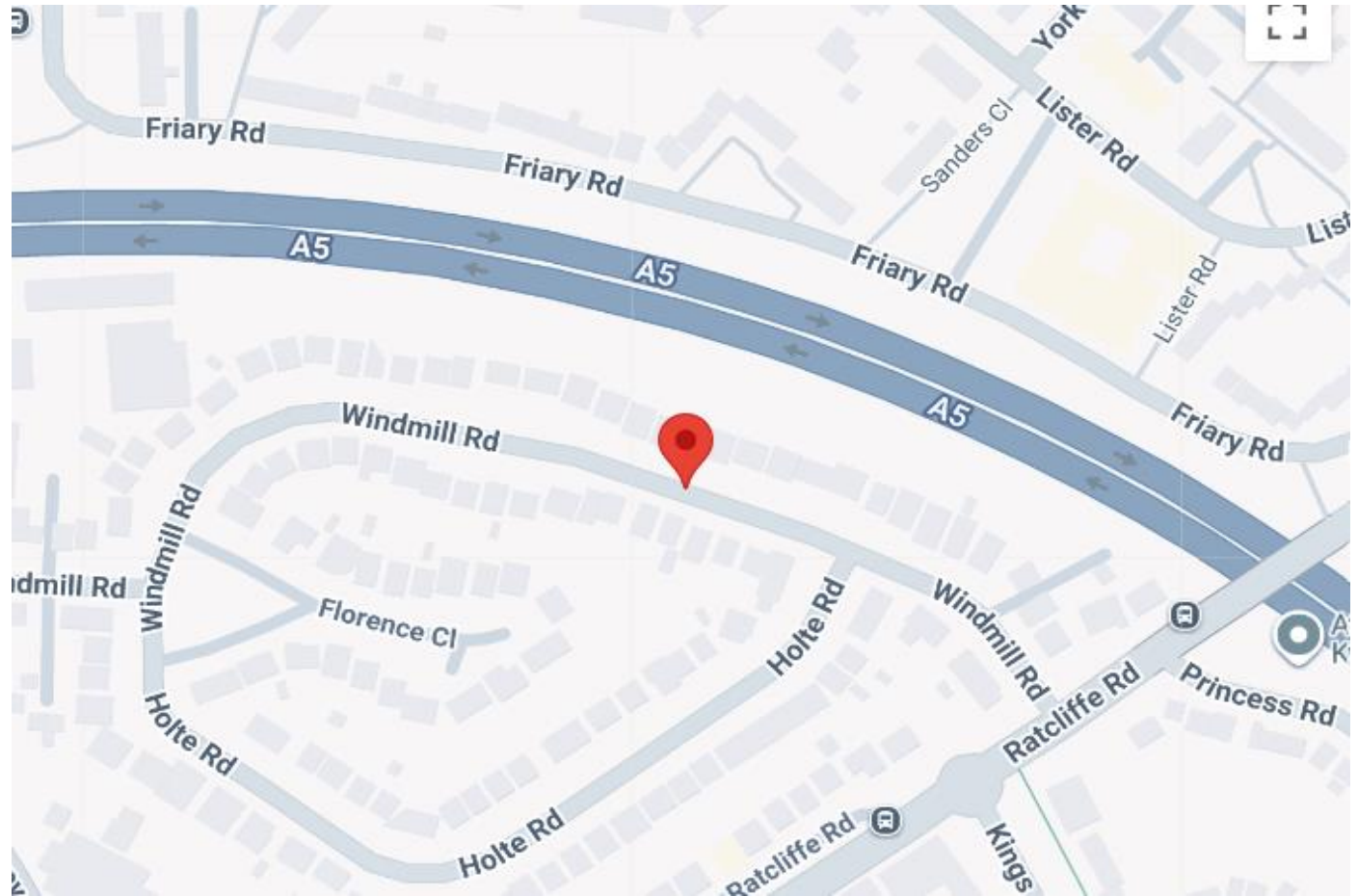
Location

Atherstone is a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. There are main trainline stations at both Atherstone, Tamworth and Nuneaton with links to Birmingham New Street, London Euston and Nottingham. There is also a Midlands Service to London Euston from Atherstone every hour.

Tamworth - 10.3 miles

Market Bosworth - 8.7 miles

Nuneaton - 5.7 miles



Accommodation Details - Ground Floor

The front door opens into an entrance porch/hallway with staircase rising to the first floor and door into a large open plan sitting/dining/kitchen with double glazed bay window to the front elevation and double glazed French doors to the rear garden. The dining area has a drinks bar area and tiled flooring whilst the kitchen area has a comprehensive range eye-level base units, tiled preparation surfaces, plumbing for washing machine, tiled flooring and double glazed frosted window to the side elevation.

First Floor

The staircase rises to a first floor landing with airing cupboard and doors leading into three bedrooms, two of which are good size doubles. There is a tiled shower room/WC servicing all three rooms.



Outside

Externally to the front of the property is a low maintenance garden and a block paved driveway leading to gated entrance allowing access to the large garage and workshop with its own WC. To the rear is a potting shed and rear garden mainly laid to lawn with a paved patio and a variety of trees and shrubs.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

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



Features

- Detached family home
- Large open plan sitting/dining/kitchen
- Three bedrooms and a shower room
- Close to the town centre amenities
- Front and rear gardens
- Driveway, detached garage and workshop
- No upward chain
- Ideal location for commuters



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

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, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected to this property.

Local Authority

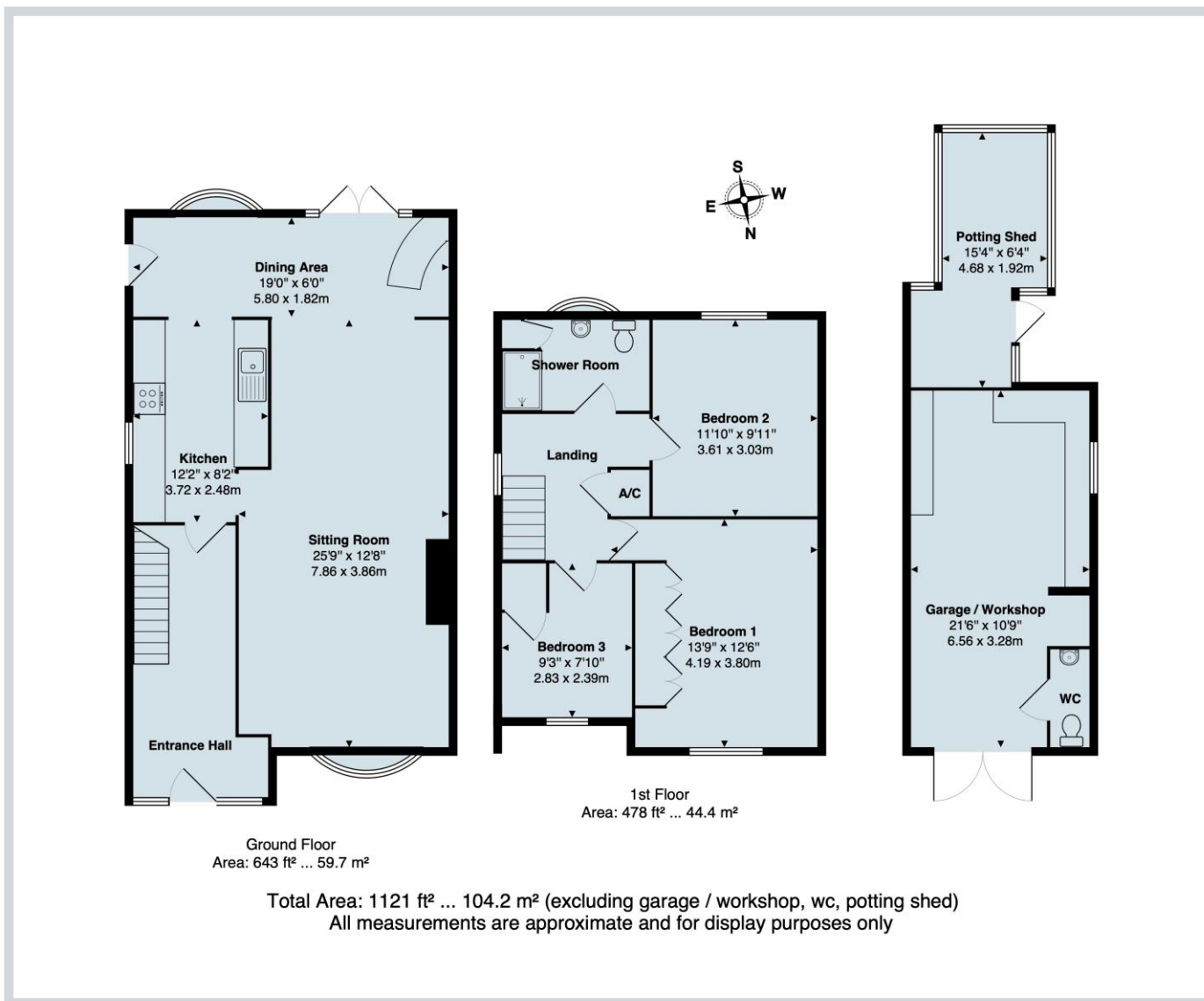
North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - D

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.