



**Paget Rise
Austrey
Atherstone
CV9 3EY**

We are delighted to offer for sale this superbly presented two bedroomed semi detached property.

Located on a small estate in the popular village of Austrey.

Asking price £229,950

4 Paget Rise, Austrey, Atherstone, Warwickshire, CV9 3EY

We are delighted to offer for sale this beautifully presented two bedroomed semi detached home which is located in the village of Austrey and benefits from excellent commuting access to the M42 and A5 as well as having the public house 'The bird in hand', local shop with post office and village school.

The property must be viewed to be fully appreciated and being positioned on a small delightful cul-de-sac.

The property comprises briefly of:

- * Entrance hallway *
- * Lounge * * Breakfast kitchen *
- * Downstairs w.c *
- * Landing *
- * Master bedroom with fitted wardrobes * Second bedroom *
- * Family bathroom *
- * Double glazing * Gas central heating *
- * Side driveway * Enclosed rear garden *
- * Views to fields at the rear *

The accommodation comprises in further detail:

ASKING PRICE £229,950

TO THE GROUND FLOOR

TILED CANOPY PORCH

ENTRANCE HALLWAY

Via Upvc double glazed entrance door with radiator, laminate flooring, stairs off and glazed door leading through to the:

LOUNGE 10'1" x 14'6" (3.09 x 4.43)

Having Upvc double glazed window to the front, laminate flooring, radiator, coving surround to the ceiling, ceiling down lighters and glazed door leading through into:



BREAKFAST KITCHEN 12'7" max x 13'5" max (3.86 max x 4.1 max)

Having tiled flooring, understairs fitted storage cupboard, rear double glazed window and rear double glazed door leading out to the garden. Radiator, work surfaces with ceramic tiling above, one and a half stainless steel sink and drainer, space and plumbing for washing machine, integrated slim line dishwasher, integrated pull out bin drawers, integrated stand up fridge freezer, range of base cupboards and drawers, low level oven with induction hob above and extractor over. Range of fitted wall cupboards, integrated wall mounted microwave, wall mounted cupboard housing boiler and ceiling down lighters.

W.C.

Having tiled flooring, w.c, radiator and pedestal wash basin with splashback above.

TO THE FIRST FLOOR

LANDING

Having wooden hand rail and loft access.

FAMILY BATHROOM

Having double glazed side window, ceramic tiling to walls, wall mounted towel rail, w.c, wash basin set over vanity cupboard, bath with glass shower screen and shower with detachable head and ceiling down lighters.

BEDROOM ONE 13'5" x 13'0" max (4.1 x 3.97 max)

Having double glazed window to the rear, radiator and fitted mirror sliding wardrobes.

BEDROOM TWO 13'5" max x 9'3" max (4.09 max x 2.84 max)

Having two double glazed windows to the front, radiator and double fitted wardrobe.

TO THE EXTERIOR

To the front of the property there is a gravel front border with block paved pathway leading to tiled canopy porch with outside light point. Side block paved driveway providing parking for two cars and side gated access leading to an enclosed rear garden.

Rear gardens having a paved patio area, side gravel patio area and raised artificial lawn.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

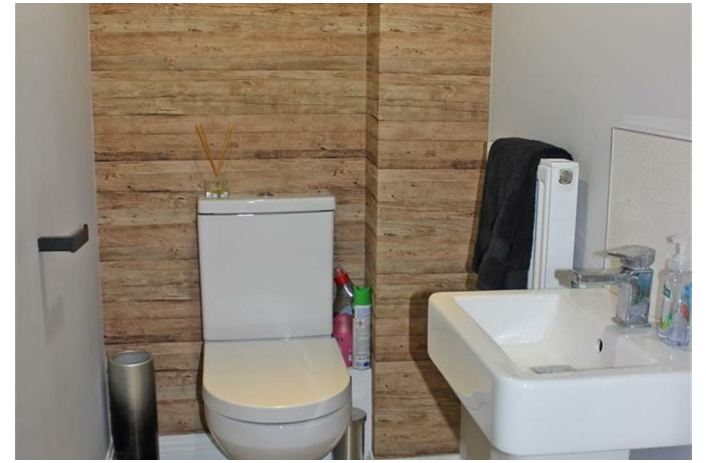
DISCLAIMER

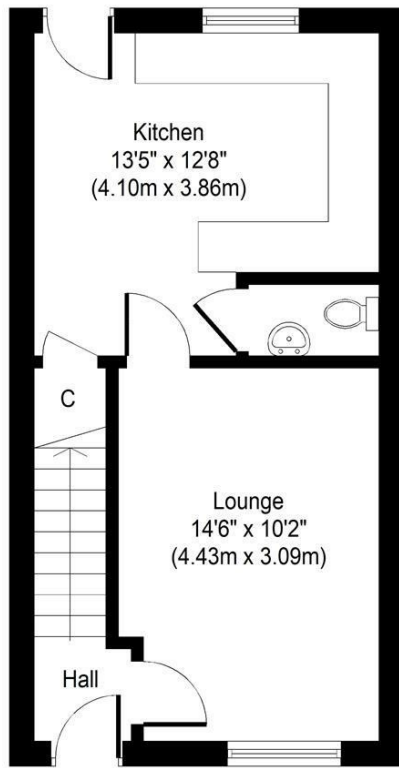
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

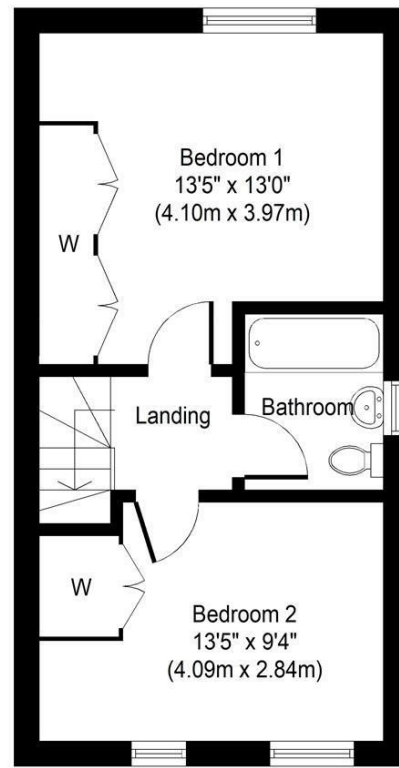
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.







Ground Floor
Approximate Floor Area
372 Sq. ft.
(34.6 Sq. m.)



First Floor
Approximate Floor Area
372 Sq. ft.
(34.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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