



Coleshill Road
Atherstone
£220,000

*** PARKING TO THE REAR - BAY FRONTED END TERRACED HOME - SPACIOUS ACCOMMODATION ***. For sale with MARK WEBSTER estate agents is this pleasant three bedroom traditional property briefly comprising: Two reception rooms, kitchen, utility & WC, three bedrooms, spacious bathroom, gardens and rear parking.

ENTRANCE HALL

Having an opaque double glazed entrance door, laminated wooden effect flooring, stairs leading off to the first floor landing, single panelled radiator and a door to the dining room.

DINING ROOM

12' 7" x 12' 7" (3.84m x 3.84m)

Laminated wooden effect flooring, double panelled radiator, double glazed French doors leading out to the rear garden, stunning feature cast iron fireplace having a bricked hearth and decorative surround, access to the kitchen and lounge.

LOUNGE

12' 8" x 11' 8" plus bay window (3.86m x 3.56m)

Double glazed square bay window to front aspect, superb bricked fireplace having an inset cast iron log burning stove with decorative beamed mantle, laminated wooden effect flooring.

KITCHEN

13' 2" x 8' 8" (4.01m x 2.64m)

Double glazed window to side aspect, tiled floor, range of fitted base and eye level units, wooden effect roll work surfaces, ceramic sink, range style gas cooker having a stainless steel extractor hood above, tiled splash back areas, space for an American style fridge freezer, space and plumbing for a dishwasher and access to the utility room.

UTILITY ROOM

8' 6" x 7' 8" maximum (2.59m x 2.34m)

Opaque double glazed side entrance door, tiled floor, wall mounted Viessmann combination central heating boiler, plumbing for a washing machine, fitted drawers, single eye level unit and a folding door to the WC.

WC

Opaque double glazed window to rear aspect, tiled floor, low level WC and a double panelled radiator.

FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...



BEDROOM ONE

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

12' 6" x 9' 8" (3.81m x 2.95m)

Double glazed window to rear aspect, feature cast iron fireplace and a single panelled radiator.

BEDROOM THREE

8' 4" x 5' 7" (2.54m x 1.7m)

Double glazed window to front aspect and a single panelled radiator.

SPACIOUS BATHROOM

13' 3" x 8' 8" (4.04m x 2.64m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor, low level WC, his and hers wash basins set on a distressed wooden style wash stand with useful storage shelf beneath, roll top style bath set on chrome claw feet, tiled shower cubicle having a chrome mixer style shower.

TO THE EXTERIOR

To the front of the property there is a stoned garden with steps leading to the entrance door. The rear garden has a block paved patio, lawn and rear parking for two cars.

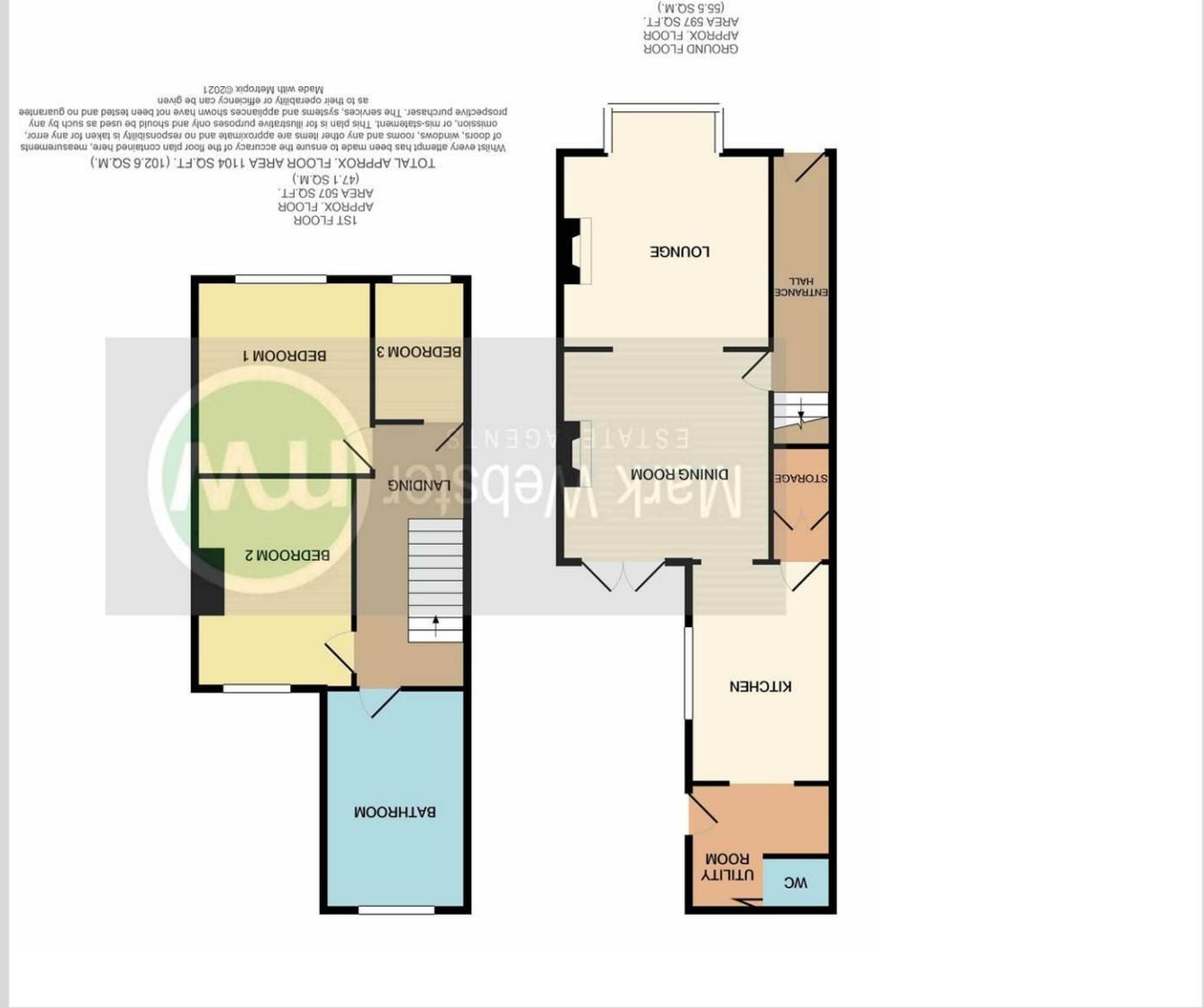
FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





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