



Sheepy Road  
Atherstone  
£340,000

\*\*\* LARGE 4 BEDROOM DETACHED HOME - GREAT SPOT - SIDE GARAGE \*\*\*. For sale with MARK WEBSTER estate agents is this well cared for detached family home briefly comprising: Re-Fitted kitchen, guest WC, dining room, good sized lounge, conservatory, four bedrooms, bathroom, garage, driveway and gardens.

## RECEPTION PORCH

Having a glazed wooden entrance door with adjoining side windows, internal door to...

## RECEPTION HALL

Stairs leading off to the first floor landing, traditional style tiled floor, single panelled radiator, door to an under stairs storage cupboard and oak doors to...

## DINING ROOM

9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed French doors leading out to the rear garden, laminated wooden effect flooring and open plan through to the lounge.

## LOUNGE

20' 7" x 11' 2" (6.27m x 3.4m)

Double glazed bay window to front aspect with a padded seated area, two double panelled radiators, feature inglenook style fireplace with an inset coal effect gas fire, double glazed sliding patio doors giving access to the conservatory.

## CONSERVATORY

12' 1" x 10' 6" (3.68m x 3.2m)

Having double glazed windows, tiled floor, double panelled radiator and French doors leading out to the rear garden.

## REFITTED KITCHEN

11' 2" x 14' 4" maximum (3.4m x 4.37m)

Double glazed window to front aspect, double panelled radiator, tiled floor, wide range of blue 'Shaker' style base and eye level units, wooden effect square edge work surfaces, stainless steel sink, centre island with breakfast bar overhang, 'Bosch' induction hob with an extractor hood above, tall unit that houses the 'Bosch' double oven, integrated CDA dishwasher, space for a fridge freezer and a door to the rear lobby area.

## REAR LOBBY AREA

Tiled floor, opaque double glazed door leading out to the rear garden and an oak door to the guest WC.

## GUEST WC

5' 9" x 3' 10" (1.75m x 1.17m)

Opaque double glazed window to rear aspect, tiled floor, low level WC, pedestal wash hand basin, tiled splash back area.



## FIRST FLOOR LANDING

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

## BEDROOM ONE

14' 4" x 11' 7" (4.37m x 3.53m)

Two double glazed windows to front aspect and a double panelled radiator.

## BEDROOM TWO

11' 7" x 11' 3" (3.53m x 3.43m)

Two double glazed windows to front aspect and a double panelled radiator.

## BEDROOM THREE

11' 2" x 8' 7" (3.4m x 2.62m)

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

## BEDROOM FOUR

8' 7" x 8' 1" (2.62m x 2.46m)

Double glazed window to rear aspect and a double panelled radiator.

## REFITTED BATHROOM

9' 5" x 5' 5" (2.87m x 1.65m)

Opaque double glazed window to rear aspect, tiled floor, towel radiator, low level WC, wash basin with a useful vanity drawer beneath, matching tall vanity storage cupboard, panelled bath with a modern chrome mixer shower with rainfall style shower head, tiled splash back areas.

## TO THE EXTERIOR

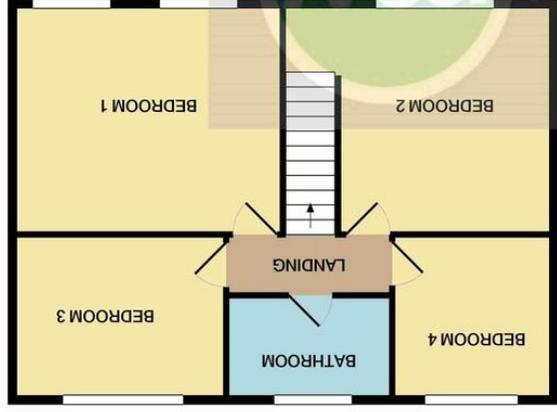
The property has an enclosed rear garden that is mainly laid to lawn with a block paved patio, lawn, planted borders and side gated access to the garage and driveway.

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

**SERVICES:** We understand that all mains services are connected.

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





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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



zoopla.co.uk  
Smarter property search

rightmove  
find your happy

**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.