



Tunnel Road
Galley Common
£229,955

*** WOW !!!!, TAKE A LOOK AT THAT REAR VIEW ***. For sale with MARK WEBSTER estate agents is this much improved and extended two bedroom traditional semi detached home located in this desirable area briefly comprising: Lounge, dining room, kitchen, boot room, utility/WC, two bedrooms, bathroom, delightful rear garden with stunning views and parking to the front.

ENTRANCE HALL

Having an opaque double glazed door leading out to front garden, double glazed windows to rear aspect, double panelled radiator and stairs leading to first floor landing.

LOUNGE

14' 1" x 12' 7" (maximum) (4.29m x 3.84m)

Double glazed bay window to front aspect, feature brick fireplace with electric log effect fire and a double panelled radiator.

DINING ROOM

14' 0" x 10' 0" (4.27m x 3.05m)

Double glazed window to side aspect, feature fireplace with electric log effect fire, double panelled radiator, tiled floor and an under stairs storage cupboard.

KITCHEN

13' 6" x 7' 1" (4.11m x 2.16m)

Opaque double glazed door leading out to the rear garden, double glazed windows to side and rear aspects, range of base and eye level units, roll edge worktops, sink with mixer tap, double oven, tiled splash backs, double panelled radiator, space for a washing machine and fridge freezer.

CLOAKROOM

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

Leading off to utility room.

UTILITY ROOM / W/C

7' 9" x 6' 0" (2.36m x 1.83m)

Double glazed window to rear aspect, single panelled radiator, low level w/c, sink with vanity unit, wall mounted Vaillant combination boiler and a tiled floor.

LANDING

Access to the loft space and doors leading to..



BEDROOM ONE

14' 1" x 11' 0" (4.29m x 3.35m)

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

BEDROOM TWO

9' 10" x 7' 7" (3m x 2.31m)

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

BATHROOM

7' 1" x 5' 10" (2.16m x 1.78m)

Opaque double glazed window to rear aspect, low level W/C, sink with vanity unit, towel radiator, electric shower with glass screens, tiled splashbacks.

TO THE EXTERIOR

The front garden is mainly laid to lawn with gated parking and side gated access to the rear garden. There is a well established rear garden with a lawn, well stocked borders, paved patio and stunning views over the adjoining field.

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.



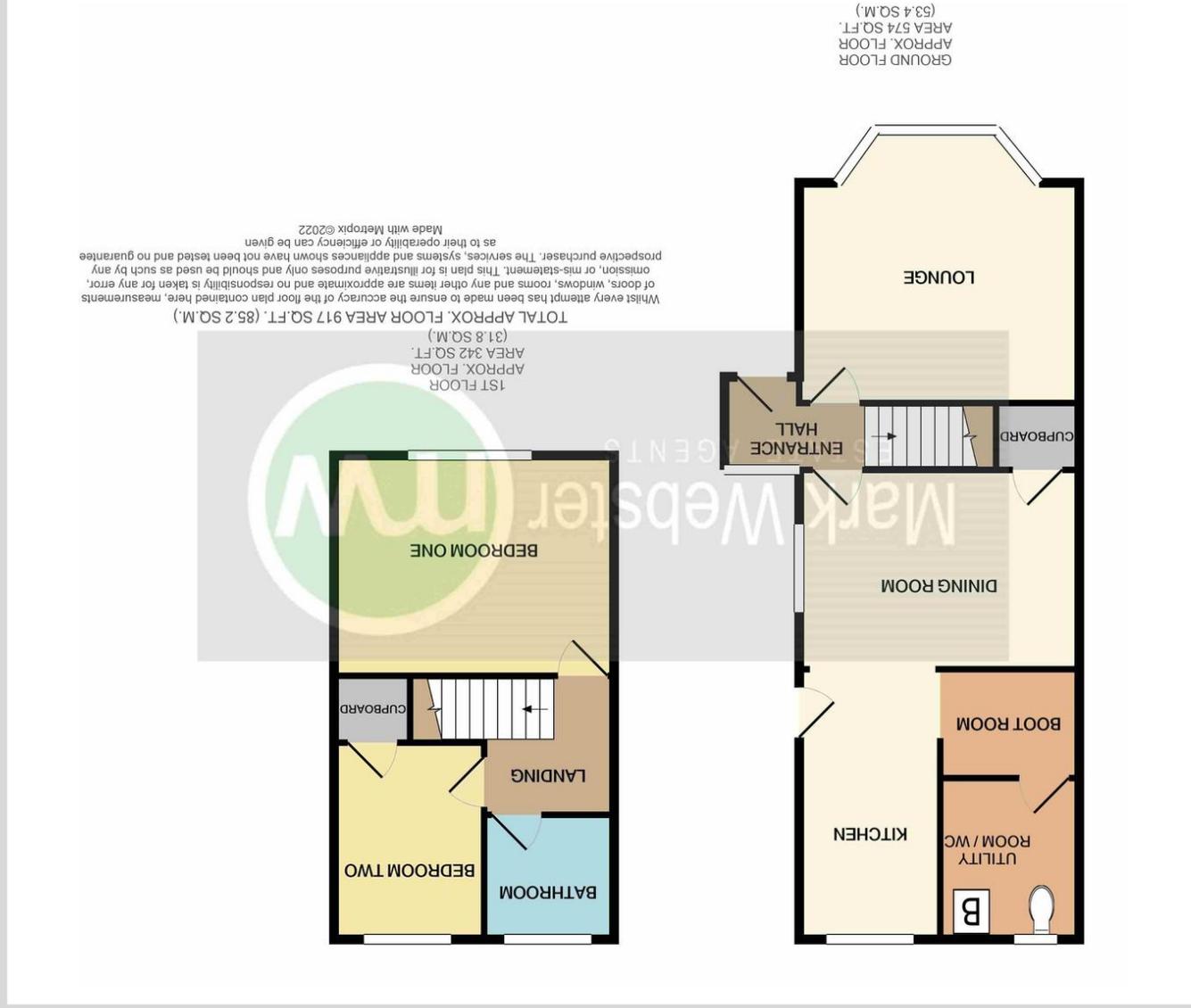
131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



Floorplan



Energy Performance Rating:

Energy Efficiency Rating	
Current	Potential
81	57
England & Wales EU Directive 2002/91/EC www.epcau.com Not energy efficient - higher running costs Very energy efficient - lower running costs	

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 party 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.