



Barnsley Close  
Atherstone  
£189,995

\*\*\* GAS CENTRAL HEATING - GARAGE - NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this modern two bedroom semi detached property being ideal for the first time buyer or buy to let investor briefly comprising: Reception hall, re-fitted kitchen, rear lounge, two bedrooms, shower room and an enclosed rear garden. Viewing is recommended.

## RECEPTION HALL

Having an opaque double glazed composite style entrance door, porcelain tiled floor, single panelled radiator, stairs leading off to the first floor landing, doors to the kitchen and lounge.

## REFITTED KITCHEN

**9' 9" x 5' 10" (2.97m x 1.78m)**

Double glazed window to front aspect, porcelain tiled floor, range of white high gloss style base and eye level units, inset electric oven and hob with an extractor hood above, quartz work surfaces with matching up stands, recessed stainless steel sink, integrated fridge freezer and washing machine.



## LOUNGE

**15' 7" x 11' 8" (4.75m x 3.56m)**

Double glazed French doors leading out to the rear garden, laminated wooden effect flooring, double panelled radiator and a door to a useful under stairs storage cupboard.



## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, engineered oak flooring and oak doors leading off to...

## BEDROOM ONE

**10' 0" x 9' 10" to the fitted wardrobe (3.05m x 3m)**

Double glazed window to rear aspect, engineered oak flooring, single panelled radiator, full width fitted wardrobes with sliding mirrored doors.



## BEDROOM TWO

**9' 2" x 9' 10" to the fitted wardrobes (2.79m x 3m)**

Double glazed window to front aspect, single panelled radiator, engineered oak flooring, fitted wardrobe with sliding mirrored doors, door to a storage cupboard that also houses the combination central heating boiler.

## SHOWER ROOM

**5' 10" x 5' 5" (1.78m x 1.65m)**

PVC panelled ceiling with recessed ceiling down lights, low level WC, wash basin with useful vanity storage beneath, walk in style shower cubicle having a chrome mixer shower with rainfall style shower head, tiled effect PVC panelled walls, chrome towel radiator.

## TO THE EXTERIOR

There is a small garden to the front with a pathway to the entrance door, parking and single garage. The rear garden is fully enclosed having a composite decked patio, lawn and fenced boundaries.



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

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

**COUNCIL TAX BAND:** B.

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

**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.



— These details are prepared as a general guide to sommity and should not be relied upon as a basis to enter into legal contracts 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 confirmation should be relied on. The Agent will not be responsible for any specific written communication made by any member of staff, as only specific written communication should be relied on. The Agent will not be responsible for any other than when specific information has been requested.

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, but for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal status of the property or any guarantee.

Measurements must assume the information given is incorrect, until their own solicitors have enquired it. The measurements supplied are for general guidance and as such must not be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to a purchase.

Nothing concerning the type of construction 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 arrangements of the property prior to exchange of contracts.

**DISCLAIMER – All textures, 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.**

COMPANY DISCLOSURE - All structures, fittings, appurtenances and services have

### Energy Performance Rating:

The floor plan illustrates a house layout with two bedrooms, a central bathroom, and a laundry area.   
 - **BEDROOM 1** is located on the left, featuring a double bed and a window.   
 - **BEDROOM 2** is located on the right, featuring a double bed and a window.   
 - **BATH** is positioned between the two bedrooms. It contains a **SHOWER** and a **LAUNDRY** area.   
 - A **DOWN** arrow points from the central landing towards the bedrooms, indicating the direction to the stairs.

A floor plan of a house. The main entrance is at the top, leading into a central **ENTRANCE HALL**. From the hall, a set of stairs goes **UP** to the right. To the left of the hall is a **KITCHEN**. To the right of the hall is a **LOUNGE**. A large, light-colored area, likely a conservatory or sunroom, is attached to the lounge on the left. The entire floor plan is enclosed in a black border.

4 sq.ft. (27.3 sq.m.) approx.  
1ST FLOOR

294 sq.ft. (27.3 sq.m.) approx.

## Floorplan