



Queensway

Hurley, Atherstone, Warwickshire, CV9 2LX

£235,000

Property Features

- Stunning & Immaculately Presented Semi-Detached Home
- Entrance Hallway
- Spacious Living Room
- Open Aspect Kitchen / Dining Area
- Convenient Guest Cloakroom
- Three Bedrooms
- Superb Family Bathroom
- Attractive Rear Garden
- Fore Garden & Driveway
- Freehold

Full Description

Presenting a charming three bedroom semi-detached residence nestled in the sought-after village of Hurley. This delightful home offers spacious living quarters and had been substantially improved by the current owners making this an opportunity not to be missed.

TO FORE

To the front of the property is a lawned fore garden with a path leading to the front entrance door. Located to the side of the property is a large tandem driveway catering for ample off road parking space.

GROUND FLOOR

The ground floor welcomes with an entrance hall leading to a cosy living room with feature window bay over looking the fore and wood burning fire display. A well-appointed kitchen/diner is open to the living room and offers wealth of space for freestanding dining room table and matching wall and base unit. Also off the kitchen / dining area is the convenient guest cloakroom.

LOUNGE

12' 03" x 14' 09" (3.73m x 4.5m)

KITCHEN / DINING AREA

18' 11" x 12' 02" (5.77m x 3.71m)

GUEST CLOAKROOM

4' 09" x 2' 08" (1.45m x 0.81m)

BEDROOM ONE

12' 10" x 12' 01" (3.91m x 3.68m)



FIRST FLOOR

Ascend to the first floor to find the three well proportioned bedrooms, along with the stunning family bathroom which boasts a matching suite and dual aspect windows.

BEDROOM TWO

12' 01" x 8' 08" (3.68m x 2.64m)

BEDROOM THREE

8' 08" x 8' 01" (2.64m x 2.46m)

FAMILY BATHROOM

7' 06" x 5' 05" (2.29m x 1.65m)

To the rear of the property you'll find a stretch of patio offering excellent outdoor seating and entertainment space, along with a brick-built outhouse nestled to the rear of garden providing versatile storage space.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

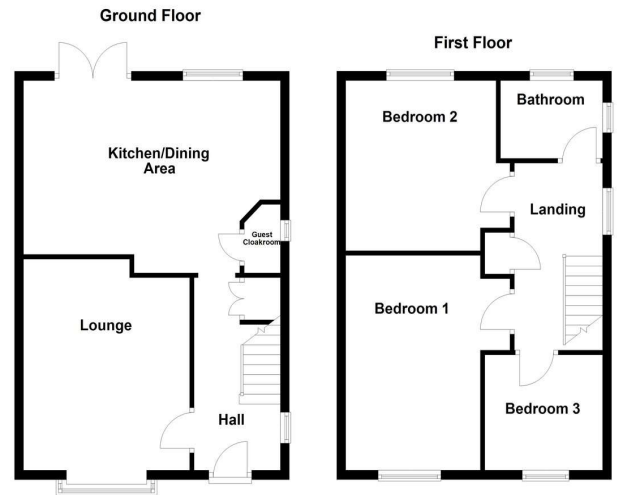
TNEURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWNG

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements