

Mark
Webster
estate agents



Westwood Crescent
Atherstone
£175,000

*** EXCELLENT PLOT - EXTERNAL WALL INSULATION - REFITTED BATHROOM ***. For sale with MARK WEBSTER estate agents is this good sized two bedroom semi detached property that would be ideal for the first time buyer briefly comprising: Lounge, kitchen, guest WC, two double bedrooms, refitted bathroom, ample off road parking and a good sized rear garden. Viewing is recommended.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing and a door to the lounge.

LOUNGE 14' 6" x 12' 5" (4.42m x 3.78m)

Double glazed bow window to front aspect, double panelled radiator and a door to the kitchen.

KITCHEN 14' 6" x 8' 1" (4.42m x 2.46m)

Two double glazed windows to rear aspect, tiled floor, towel radiator, range of fitted base and eye level units, roll edge work surfaces, inset stainless steel electric oven and gas hob with stainless steel extractor hood above, space and plumbing for a slim line dishwasher, plumbing for a washing machine, fridge freezer space, tiled splash back areas and a door to the side lobby area.

SIDE LOBBY AREA

Opaque double glazed side entrance door, door to an under stairs storage cupboard and a further door to the WC.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, door to the airing cupboard and further doors leading off to...

BEDROOM ONE 14' 5" x 9' 4" (4.39m x 2.84m)

Double glazed window to front aspect, single panelled radiator and a useful over stairs recess. .

BEDROOM TWO 11' 2" x 10' 10" maximum (3.4m x 3.3m) (8'5" minimum)

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

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Opaque double glazed window to rear aspect, towel radiator, low level WC, wash basin with useful vanity storage beneath, shower bath, shower screen and concrete effect panelled walls.



TO THE EXTERIOR

To the front of the property there is a stoned driveway providing ample off road parking that also continues to the side of the property. The rear garden is an excellent size and is mainly laid to lawn.

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

SERVICES: We understand that all mains services are connected.

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

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

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.



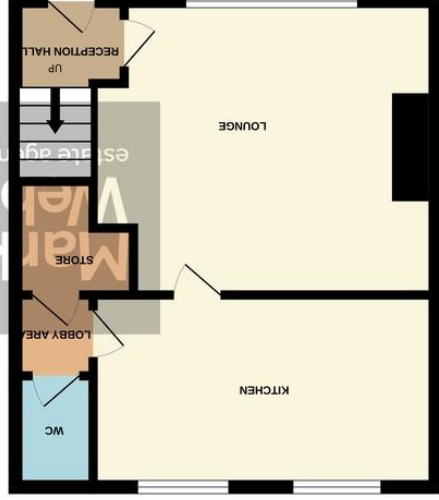
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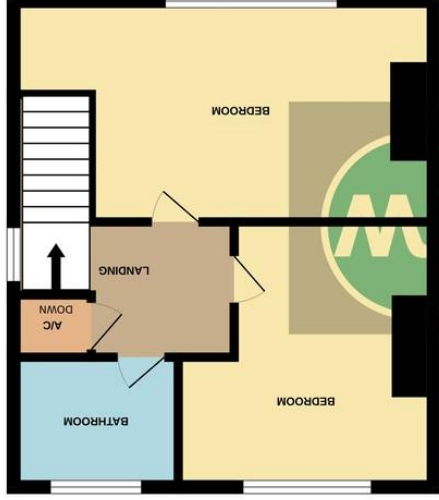
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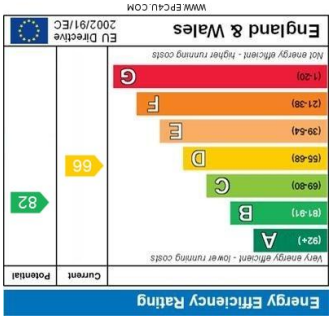
GROUND FLOOR (33.2 sq.m.) approx.



1ST FLOOR (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error 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.
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