

Mark
Webster
estate agents



Minions Close
Atherstone
£269,950

*** GREAT LOCATION & NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this nicely situated 2/3 bedroom detached property briefly comprising: Lounge, dining room, open plan kitchen, three bedrooms (bedroom 3 currently being used as a dressing room), shower room, driveway, rear garage and gardens. Viewing is recommended.

RECEPTION HALL

Having an opaque glazed wooden entrance door, single panelled radiator, stairs leading off to the first floor landing and a door...

LOUNGE

12' 2" x 14' 8" maximum (3.71m x 4.47m)

Double glazed bow window to front aspect, double panelled radiator, feature fireplace having an inset coal effect gas fire, glazed door to...

DINING AREA

11' 7" x 8' 0" (3.53m x 2.44m)

Having a door to a useful under stairs storage cupboard, double glazed French doors leading out to the rear garden, double panelled radiator and open plan through to the kitchen.

KITCHEN

11' 8" x 6' 9" (3.56m x 2.06m)

Double glazed windows to rear and side aspects, range of fitted kitchen units, wooden effect roll edge work surfaces, sink, space for a gas cooker, integrated fridge freezer, space and plumbing for a washing machine, tiled splash back areas.

FIRST FLOOR LANDING

Double glazed window to side aspect, door to a shelved storage cupboard that also houses the central heating boiler and further doors leading off to...

BEDROOM ONE

9' 4" x 10' 4" to the fitted wardrobes (2.84m x 3.15m)

Two double glazed windows to front aspect, single panelled radiator, fitted wardrobes and an over stairs storage cupboard.

BEDROOM TWO

10' 10" x 9' 1" (3.3m x 2.77m)

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

BEDROOM THREE/DRESSING ROOM

10' 10" x 5' 9" (3.3m x 1.75m)

This room is currently used as a dressing room but could easily be converted back to the original third bedroom subject to reinstating the partition wall. The bedroom has retained its original entrance door and double glazed window (please see floor plan & photographs).



WET ROOM

6' 0" x 6' 0" (1.83m x 1.83m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, pedestal wash hand basin, chrome mixer style shower and tiled effect PVC panelled walls.

TO THE EXTERIOR

To the front of the property there is a block paved driveway providing off road parking with side access to the rear garage and garden. The rear garden has a degree of privacy having a paved patio, stoned areas, variety of planted shrubs, covered patio and a side door giving access to the garage.

GARAGE

18' 0" x 9' 0" (5.49m x 2.74m)

Having an up and over door, double glazed window to rear aspect, power and light.

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

SERVICES: We understand that all mains services are connected.

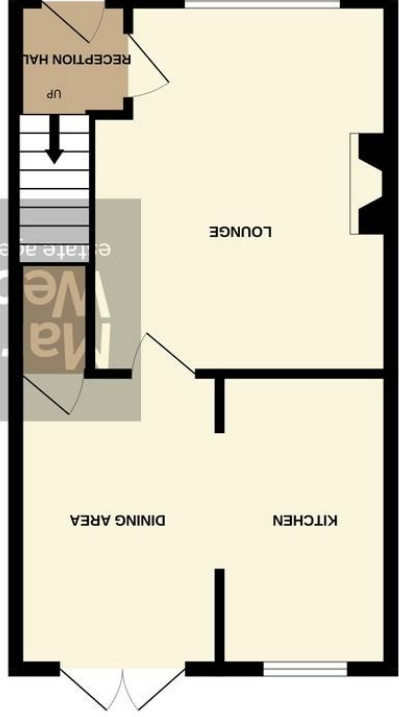
TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

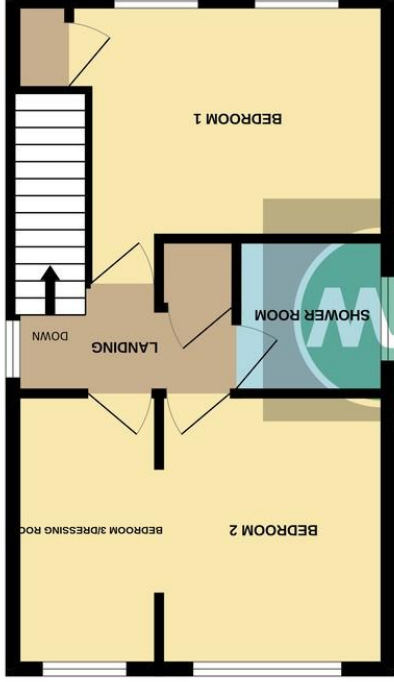
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GROUND FLOOR (35.6 sq.m.) approx.



1ST FLOOR (36.1 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 areas the 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 v2024

TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
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