







Simmonds Way Atherstone

£320,000

*** DESIRABLE DEVELOPMENT - CONVERTED GARAGE - PERFECT FAMILY HOME ***. For sale with MARK WEBSTER estate agents is this well positioned detached property briefly comprising: Guest WC, lounge/diner, study, kitchen, three bedrooms, bathroom, enclosed rear garden, shortened garage and off road parking. Viewing is essential.

ENTRANCE HALL

Doors leading off to...

GUEST WC

5' 2" x 2' 10" (1.57m x 0.86m)

Opaque double glazed window to front aspect, heated towel rail, low level WC and a hand wash basin with useful vanity storage below.

THROUGH LOUNGE/DINER

32' 0" x 10' 1" maximum (9.75m x 3.07m)

Double glazed window to front aspect, double glazed sliding doors giving access to the rear garden, three double panelled radiators, feature fireplace with decorative wooden surround, stairs leading off to the first floor landing and doors to...

STUDY

12' 8" x 7' 5" (3.86m x 2.26m)

Double panelled radiator and door to a useful under stairs storage cupboard.

KITCHEN

17' 5" x 7' 10" (5.31m x 2.39m)

Double glazed window to rear aspect, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiled splash backs, stainless steel sink, gas hob, space for an eye level double oven, fridge/freezer, breakfast bar area, further appliance spaces and a door giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space and doors leading off to...

BEDROOM ONE

12' 10" x 9' 3" (3.91m x 2.82m)

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

BEDROOM TWO

8' 8" x 11' 4" maximum (2.64m x 3.45m)

(9' 3" minimum width) Double glazed window to rear aspect and a single panelled radiator.







BEDROOM THREE

7' 3" x 8' 5" (2.21m x 2.57m)

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

BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m)

Opaque double glazed window to rear aspect, tiled floor and walls, heated towel rail, pedestal hand wash basin, low level WC and a p-shaped panelled bath with mixer style shower over.

SHORTENED GARAGE

8' 0" x 6' 0" (2.44m x 1.83m)

Having double opening doors, power and light.

TO THE EXTERIOR

The front of the property offers a block paved driveway with access to the shortened garage, side gate to the rear garden and the entrance door. The enclosed rear garden is mainly paved with a small lawn section and access to a timber lean to.

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

SERVICES: We understand that all mains services are connected.

COUNCIL TAX BAND: C

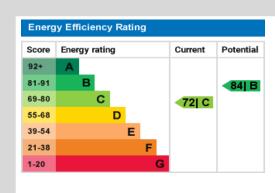
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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.









working order. While we endeavour to make our sales particulars reliable and not been tested and therefore no guarantee can be given that they are in COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have

sale of the property. Photographs are for illustration only and may depict items not included in the accurate, measurements quoted are approximate and for guidance only.

inspection of the property prior to exchange of contracts. change in course of time, and any interested part is advised to make final to be implied from the photograph of the property. The sales particulars may Nothing concerning the type of construction of the condition of the structure is measurements themselves before committing themselves to any expense. must be considered incorrect. A buyer is advised to re-check the verified it. The measurements supplied are for general guidance and as such Buyers must assume the information is incorrect, until their own solicitors have Agent checked the legal status of the property or the validity of any guarantee. the buyer must assume the information given is incorrect. Neither has the working order, fit for their purpose or within ownership of the sellers, therefore apparatus, equipment, fixtures or services and so does not verify they are in Property Mis-description Act 1991 - The Agent has not tested any

loss other than when specific information has been requested. confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to Misrepresentation Act 1937 - These details are prepared as a general guide

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

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