



Merevale Road  
Atherstone  
£250,000

\*\*\* 4 BEDROOMS PLUS STUDY/BEDROOM 5 ~ FIRST FLOOR LOUNGE ~ CANAL TO THE REAR \*\*\*. For sale with MARK WEBSTER estate agents is this modern three storey town house briefly comprising: Guest WC, study, kitchen/diner, 4 bedrooms, family bathroom & en-suite, enclosed rear garden and driveway to the front. Viewing is essential.

## ENTRANCE HALL

Having stairs leading off to the first floor landing, Karndean flooring, single panelled radiator, double opening doors to a useful cloaks cupboard, double panelled radiator and doors leading off to...

## GUEST WC

4' 6" x 3' 8" (1.37m x 1.12m)

Low level WC, pedestal wash hand basin, tiled splash back and a single panelled radiator.

## STUDY/BEDROOM FIVE

9' 8" x 9' 0" (2.95m x 2.74m)

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

## KITCHEN/DINER

14' 8" x 12' 7" (4.47m x 3.84m)

Double glazed French doors leading out to the rear garden, double glazed window to rear aspect, luxury vinyl tile wooden effect flooring, door to a useful under stairs storage cupboard, wide range of kitchen units, wooden effect square edge work surfaces, Rangemaster gas cooker with a modern black Bosch extractor hood above, space and plumbing for a washing machine and dishwasher, fridge freezer space and a double panelled radiator.

## FIRST FLOOR LANDING

Having stairs leading off to the second floor landing and doors to...

## LOUNGE

14' 8" x 11' 9" maximum (4.47m x 3.58m)

Two double glazed windows to front aspect, laminated wooden effect flooring and a double panelled radiator.

## BEDROOM ONE

10' 0" x 9' 8" (3.05m x 2.95m)

Double glazed window to rear aspect, single panelled radiator, fitted double wardrobe and a door to the en-suite.

## EN-SUITE

5' 2" x 5' 8" (1.57m x 1.73m)

Opaque double glazed window to rear aspect, single panelled radiator, tiled floor, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower.



## SECOND FLOOR LANDING

Single panelled radiator, door to the airing cupboard and further doors leading off to...

## BEDROOM TWO

12' 4" x 7' 10" (3.76m x 2.39m)

Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.

## BEDROOM THREE

9' 8" x 7' 10" (2.95m x 2.39m)

Double glazed window to rear aspect, single panelled radiator and a fitted double wardrobe.

## BEDROOM THREE

9' 0" x 6' 6" (2.74m x 1.98m)

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

## REFITTED BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

Opaque double glazed window to rear aspect, useful shaver connection point, traditional column style radiator with a chrome towel rail, low level WC, wash basin on traditional style chrome legs, high back freestanding bath set on black feet having a chrome mixer tap with shower head attachment, attractive tiled floor and walls.

## TO THE EXTERIOR

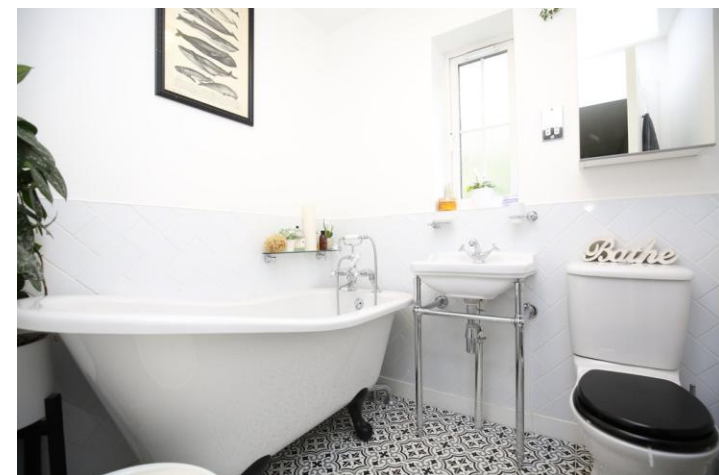
To the front of the property there is a driveway providing off road parking for one car with power supply for an electric car charger. The rear garden is fully enclosed being mainly paved for low maintenance.

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

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

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

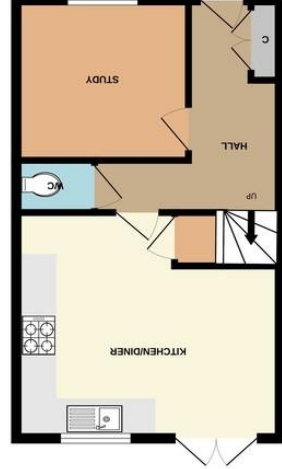
**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).



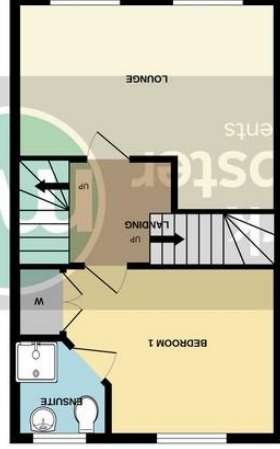
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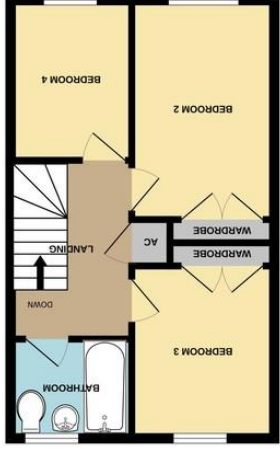
Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are 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 floorplan 5/2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COMPANY DISCLAIMER** – All fixtures, 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.

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