







Sheepy Road Atherstone

£145,000

*** SPACIOUS FIRST FLOOR APARTMENT ~ EDGE OF TOWN LOCATION ~ NO UPWARD CHAIN ~ 2 BEDROOMS ***. We are delighted to be able to offer for sale this very nicely situated apartment that's very well presented briefly comprising: Private reception hall, lounge, kitchen, two bedrooms, shower room, gas central heating and two allocated parking spaces. Viewing is essential.

RECEPTION HALL

A private ground floor reception hall and a double glazed entrance door and stairs leading off to the first floor landing area.

FIRST FLOOR LANDING

Opaque double glazed window, single panelled radiator, access to the useful roof storage space, door to the airing cupboard that also houses the central heating boiler and further doors leading off to...

LOUNGE

13' 3" x 10' 9" (4.04m x 3.28m)

Double glazed window, feature fireplace, door to an over stairs storage cupboard and a double panelled radiator.

KITCHEN

7' 3" x 7' 5" (2.21m x 2.26m)

Double glazed window, range of cream high gloss style kitchen units, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine, fridge freezer space, inset electric oven and hob with a stainless steel extractor hood above, tiled splash back areas.

BEDROOM ONE

10' 6" x 9' 2" (3.2m x 2.79m)

Double glazed window and a double panelled radiator.

BEDROOM TWO

10' 6" x 7' 0" (3.2m x 2.13m)

Double glazed window and a single panelled radiator.







SHOWER ROOM

6' 8" x 5' 5" (2.03m x 1.65m)

Opaque double glazed window, chrome towel radiator, PVC panelled walls, low level WC, wash basin with useful vanity storage, PVC panelled shower enclosure having a Mira electric shower, PVC panelled walls.

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

SERVICES: We understand that all mains services are connected.

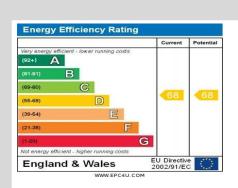
TENURE: We have been informed that the property is LEASEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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.







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. 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

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

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CV9 1AD Atherstone, Warwickshire 131 Long Street

515 sq.ft. (47.8 sq.m.) approx. FIRST FLOOR



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