

Mark  
Webster  
estate agents



Windmill Road  
Atherstone  
£300,000

\*\*\* EXCELLENT POTENTIAL - VERY WELL SITUATED - SOUTH FACING REAR GARDEN \*\*\*. For sale with MARK WEBSTER estate agents is this spacious detached property briefly comprising: Entrance hall, lounge/diner, kitchen, large conservatory, guest WC, three bedrooms, shower room, rear garden, garage & driveway. Viewing is essential.

## ENTRANCE HALL

Having laminated wooden effect flooring, double panelled radiator, useful understairs storage cupboard, stairs leading to the first floor landing and doors to...

## LOUNGE/DINER

**25' 5" x 12' 3" maximum (7.75m x 3.73m)**

Double glazed window to front aspect, two double panelled radiators, feature fireplace and glazed sliding doors to...

## CONSERVATORY

**10' 8" x 25' 8" maximum (3.25m x 7.82m)**

Having double glazed windows, tiled floor, two single panelled radiators, one double panelled radiator, space and plumbing for a washing machine, door to a guest WC, double glazed French doors giving access to the rear garden, further door giving access to a side patio area and an opening to...

## KITCHEN

**8' 8" x 7' 9" (2.64m x 2.36m)**

Double glazed window to side aspect, tiled floor, a range of base and eye level kitchen units, tall unit housing an eye level electric double oven, roll edge work surfaces, tiling to splashback areas, gas hob, stainless steel sink, space for a fridge/freezer and a further appliance space.

## GUEST WC

**5' 2" x 2' 2" (1.57m x 0.66m)**

Tiled floor, wash basin with useful vanity storage below and a low level WC.

## FIRST FLOOR LANDING

Double glazed window to side aspect, access to roof space, door to a useful airing cupboard and further doors to...

## BEDROOM ONE

**12' 10" x 12' 5" maximum (3.91m x 3.78m)**

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

## BEDROOM TWO

**12' 2" x 9' 9" (3.71m x 2.97m)**

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



### **BEDROOM THREE**

**8' 8" x 7' 8" maximum (2.64m x 2.34m)**

(6' 6" x 4' 6" minimum) Double glazed window to front aspect, single panelled radiator and a useful over stairs storage cupboard.

### **SHOWER ROOM**

**5' 5" x 8' 7" (1.65m x 2.62m)**

Opaque double glazed window to rear aspect, vinyl flooring, tiled walls, heated towel rail, wash basin with useful vanity storage below, low level WC and a corner shower enclosure with electric shower.

### **GARAGE**

**15' 9" x 7' 8" (4.8m x 2.34m)**

Having an up and over door, rear access door, power and light.

### **TO THE EXTERIOR**

To the front of the property there is a small lawn area and a block paved driveway with a side gate giving access to the rear garden. The enclosed rear garden is south facing and of good size with raised planted borders and a paved patio area with the rest being laid to lawn.

**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).

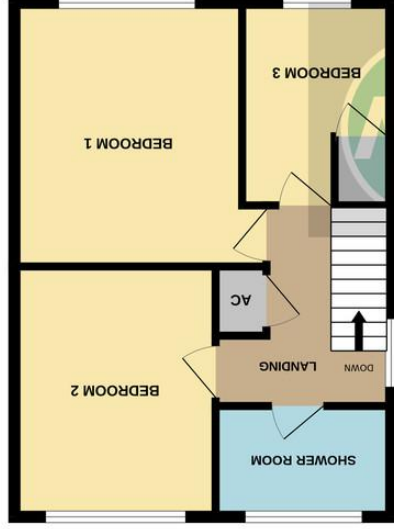
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Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



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Energy Performance Rating:



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