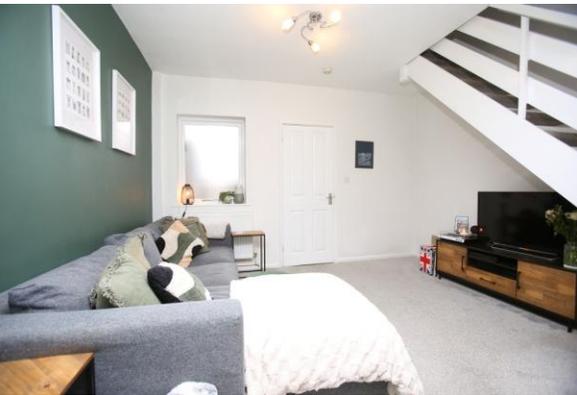


Mark
Webster
estate agents



Coleshill Road
Atherstone
£179,995

*** DELIGHTFUL VICTORIAN TERRACED PROPERTY ~ PARKING AVAILABLE TO THE REAR ~ EDGE OF TOWN LOCATION ***. For sale with MARK WEBSTER estate agents is this immaculate two bedroom terraced home being perfect for the first time buyer briefly comprising: Lounge/diner, kitchen, rear porch, two bedrooms, first floor bathroom and a well cared for rear garden. Viewing is a must.

Nestled in the heart of North Warwickshire, Atherstone is a picturesque market town that beautifully balances historic character with contemporary living. With its quaint high street, lined with independent shops, cafés, and traditional pubs, Atherstone offers a warm and welcoming community atmosphere.

Atherstone is ideally located for commuters, with excellent transport links via the A5, M42, and nearby M6. The town's railway station offers direct services to Birmingham, Nuneaton, and beyond, making it a perfect base for those working in the Midlands.

Families are well-served by a selection of reputable local schools, both primary and secondary, and the surrounding countryside offers a wealth of outdoor activities, from scenic walks along the Coventry Canal to exploring the nearby Hartshill Hayes Country Park.

Whether you're seeking a peaceful retreat, a vibrant local community, or great connectivity to larger towns and cities, Atherstone has it all.

LOUNGE/DINER

21' 6" x 12' 7" (6.55m x 3.84m)

A beautiful relaxing room with calming décor having a composite style double glazed entrance door, double glazed window to front aspect, feature fireplace, stairs leading off to the first floor landing, double panelled radiator and a door to the kitchen.

KITCHEN

9' 9" x 7' 1" (2.97m x 2.16m)

Double glazed window to rear aspect, tiled floor, double panelled radiator, range of fitted kitchen units, wooden effect roll edge work surfaces, inset low level stainless steel single oven, gas hob with an extractor hood above, ceramic sink, space and plumbing for a washing machine and dishwasher, tiled splash back areas and a glazed wooden side door to...

REAR PORCH

9' 3" x 4' 5" (2.82m x 1.35m)

Having an opaque double glazed composite style door leading out to the rear garden and a useful space for a fridge freezer.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator, feature low level panelling to one wall and doors to...



BEDROOM ONE

12' 7" x 11' 7" (3.84m x 3.53m)

A beautiful spacious bedroom with modern décor having a double glazed window to front aspect, single panelled radiator and feature panelling to one wall.

BEDROOM TWO

9' 9" x 6' 10" (2.97m x 2.08m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

BATHROOM

9' 5" x 6' 2" (2.87m x 1.88m)

Opaque double glazed window to rear aspect, chrome towel radiator, door to the airing cupboard, travertine tiled floor and splash backs, low level WC, pedestal wash hand basin, p-shaped bath having a chrome mixer tap with shower head attachment, curved shower screen.

TO THE EXTERIOR

The property has a well cared for rear garden that's mainly laid to lawn with a rear paved patio area and side planted border, useful timber storage shed and rear gated access to the parking area.

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 A. (This information is provided from the Council Tax Valuation List Website).

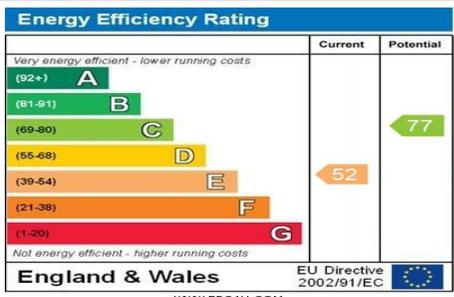
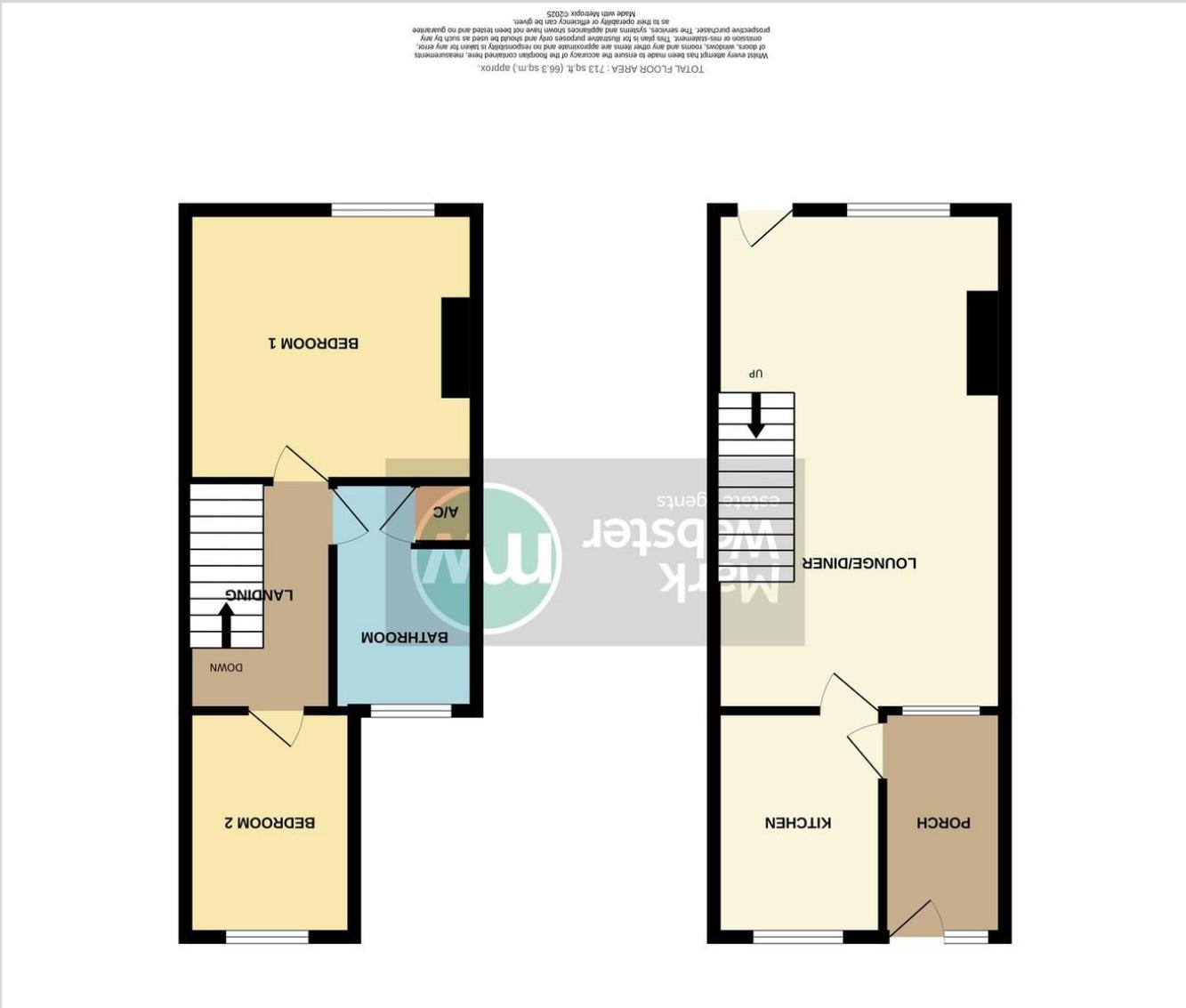
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



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

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