



Watling Street
Grendon
£275,000

*** IMMACULATE FAMILY HOME ~ EXTENDED TO THE REAR ~ MUCH IMPROVED THROUGHOUT ***. For sale with MARK WEBSTER estate agents is this delightful traditional semi detached property briefly comprising: Lounge, kitchen/diner, guest WC, utility room, large office/bedroom four, three first floor bedrooms and a spacious family bathroom. Viewing is essential.

Grendon is a well-connected Warwickshire village that offers the perfect blend of countryside charm and modern convenience - ideal for those who commute for work but appreciate peaceful surroundings at home. Situated just along the A5 and within easy reach of the M42 and M6, the village provides excellent road links to Birmingham, Coventry, Leicester, and Nuneaton, while Atherstone train station nearby offers regular direct services to Birmingham New Street and London.

Despite its great connectivity, Grendon retains a relaxed, rural atmosphere, with open green spaces, scenic walks, and a close-knit village community. Local amenities such as shops, pubs, and schools are easily accessible, and larger shopping, dining, and leisure options can be found in nearby Atherstone and Tamworth. For commuters seeking a quieter pace of life without sacrificing convenience, Grendon makes an ideal place to call home.

FRONT RECEPTION HALL 9' 7" x 6' 10" (2.92m x 2.08m)

Having a composite entrance door, double glazed window to front aspect, vertical radiator, laminated wooden effect flooring and access to...

INNER HALLWAY 10' 9" x 5' 9" (3.28m x 1.75m)

Stairs leading off to the first floor landing, single panelled radiator, double opening doors to a useful under stairs storage cupboard, access to the kitchen/diner and a door to the lounge.

LOUNGE 13' 9" x 10' 10" (4.19m x 3.3m)

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

KITCHEN/DINER 22' 3" x 9' 9" (6.78m x 2.97m)

Double glazed windows to rear and side aspects, laminated wooden effect flooring, vertical radiator, wide range of Shaker style kitchen units, quartz effect work surfaces, Range style cooker with a stainless steel extractor hood above, stainless steel sink, space for an American fridge freezer, tiled splash back areas and access to...

REAR HALLWAY

Double glazed window to side aspect, opaque double glazed side entrance door, laminated wooden effect flooring, single panelled radiator and doors to...

GUEST WC 5' 9" x 3' 8" (1.75m x 1.12m)

Low level WC, pedestal wash hand basin, tiled splash back and laminated wooden effect flooring.

UTILITY ROOM 5' 9" x 5' 7" (1.75m x 1.7m)

Opaque double glazed window to side aspect, laminated wooden effect flooring, roll edge work surface, plumbing for a washing machine and a further appliance space.



OFFICE/BEDROOM FOUR 11' 9" x 10' 3" (3.58m x 3.12m)

A very flexible room that has double glazed sliding patio doors leading out to the rear garden, double panelled radiator and laminated wooden effect flooring.

FIRST FLOOR LANDING

Access to the roof storage space, double glazed window to front aspect and doors leading off to...

BEDROOM ONE 9' 9" x 10' 9" maximum (2.97m x 3.28m)

Double glazed window to rear aspect, single panelled radiator, door to a useful storage cupboard that also houses the Baxi central heating boiler.

BEDROOM TWO 10' 10" x 8' 5" (3.3m x 2.57m)

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

BEDROOM THREE 10' 8" x 6' 2" (3.25m x 1.88m)

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

BATHROOM 7' 6" x 8' 9" (2.29m x 2.67m)

Opaque double glazed window to side aspect, chrome towel radiator, tiled walls and flooring, low level WC, pedestal wash hand basin, shower bath having a chrome mixer style shower over, shower screen and recessed ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a block paved driveway providing off road parking. There is a long rear garden having a paved patio, lawn, planted borders and a good sized rear garden store.

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

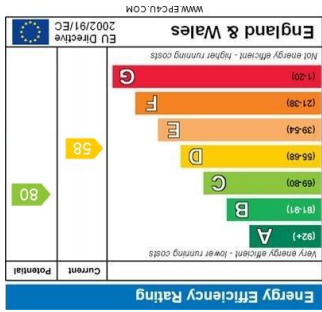
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