



**TAYLOR
COLE**
Estate Agents



Brick Kiln Lane
Hurley, Atherstone, CV9 2LU

£245,000

Property Features

- Flexible two bedroom layout with potential for use of a third bedroom
- Spacious open plan kitchen and living area
- Separate sitting room at the front of the home
- Ground floor shower room plus family bathroom upstairs
- Useful utility room offering extra storage and workspace
- Two well proportioned first floor bedrooms
- Built in cupboards around the property for practical storage
- Generous rear garden with plenty of space and a shed
- Ideal home for families, couples or those needing a work from home setup
- Freehold



Full Description

This well arranged two storey home offers flexible living with a choice of reception spaces, two bedrooms, two bathrooms and a generous rear garden. With an adaptable layout that suits families, couples or anyone needing work from home space, the property provides comfort, practicality and plenty of potential with a snug which could easily be used as a third bedroom if desired.

This lovely home provides an excellent opportunity for buyers seeking a property that can adapt to their lifestyle, whether that's extra bedroom space, a home office, or a family snug room.

THE FORE

The property is approached via a welcoming porch leading into the sitting room. The frontage provides a neat and tidy appearance with space for easy access into the home.

GROUND FLOOR

The ground floor begins with a comfortable sitting room at the front. This leads to a spacious open plan kitchen and living area which acts as the central hub of the home.

Towards the rear is a spacious family snug room, which can be turned into an extra third bedroom if needed. A utility room adds valuable practical space, with a ground floor shower room positioned conveniently nearby.

SITTING ROOM

12' 6" x 11' 3" (3.81m x 3.43m)



KITCHEN

12' 9" x 7' 1" (3.89m x 2.16m)

UTILITY ROOM

7' 8" x 4' 5" (2.34m x 1.35m)

SHOWER ROOM

6' 3" x 2' 7" (1.91m x 0.79m)

BEDROOM THREE/SNUG

17' x 7' 9" (5.18m x 2.36m)



FIRST FLOOR

The first floor offers two well proportioned bedrooms along with a modern and trendy family bathroom.

BEDROOM ONE

12' 6" x 11' 3" (3.81m x 3.43m)

BEDROOM TWO

11' 5" x 9' 3" (3.48m x 2.82m)

BATHROOM

12' 2" x 6' 9" (3.71m x 2.06m)



THE REAR

The rear garden is a generous size with plenty of room for outdoor furniture, play space or future landscaping. A shed is located at the back of the garden, offering additional storage.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

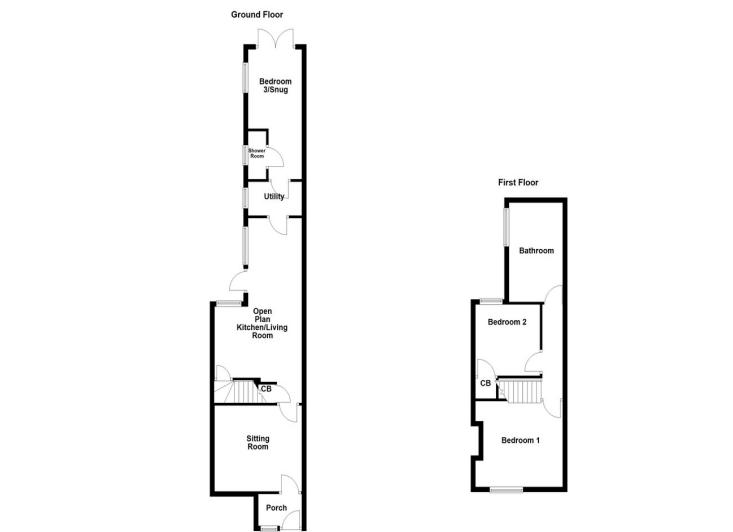
By prior appointment with Taylor Cole Estate Agents on the contact number provided.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements