

Royal Meadow Drive, Atherstone
CV9 3BN
Asking Price £190,000
Freehold - North Warwickshire Borough Council Band: B - EPC: C

Nestled in the charming area of Royal Meadow Drive, Atherstone, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With no chain involved, the property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and relaxation, catering to both individuals and small families alike.

The shower room is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the well-tended garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

This house combines comfort and practicality in a desirable location, making it a wonderful place to call home. With its appealing features and the added benefit of no chain, this property is not to be missed. We invite you to come and explore the potential that awaits you in this lovely Atherstone residence.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
13'3" x 3'8" (4.05m x 1.11m)
Door to storage cupboard, radiator, coving to textured ceiling, stairs to first floor landing and doors to:

Lounge
16'2" x 10'10" (4.93m x 3.29m)
Double glazed bow window to front, double radiator, telephone point, TV point, wall lights, coving to textured ceiling, living flame coal effect gas fire set in feature surround, patio door to garden and door to Rear Lobby.

Kitchen/Dining Room
16'2" x 8'11" (4.93m x 2.73m)
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer with mixer tap and tiled splashbacks, plumbing for washing machine, electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed windows to front and rear, breakfast bar. TV point and door to:

Rear Lobby
7'9" x 3'8" (2.36m x 1.11m)
With under-stairs storage area, double glazed door to garden.

Landing
Double glazed window to rear, door to cupboard housing combination boiler, further doors to:

Bedroom
16'2" x 7'2" (4.93m x 2.18m)
Double glazed windows to front and rear, fitted wardrobe with hanging rails, shelving and drawers, radiator and coving to textured ceiling.

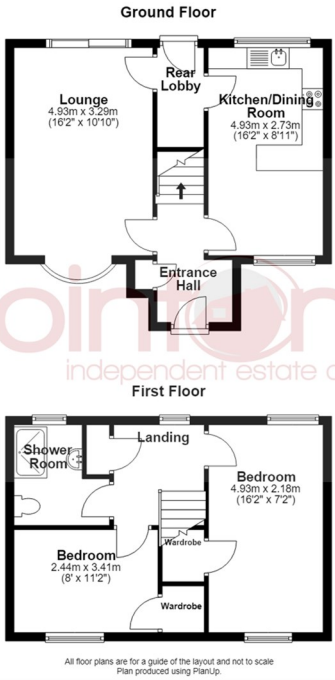
Bedroom
8'0" x 11'2" (2.44m x 3.41m)
Double glazed window to front, radiator, coving to textured ceiling, access to loft and door to built in wardrobe with hanging rail and shelving.

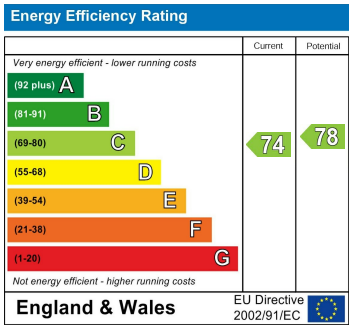
Shower Room
7'10" x 5'4" (2.39m x 1.62m)
Recently refitted with three piece coloured suite with comprising, double shower enclosure, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, obscure double glazed window to rear.

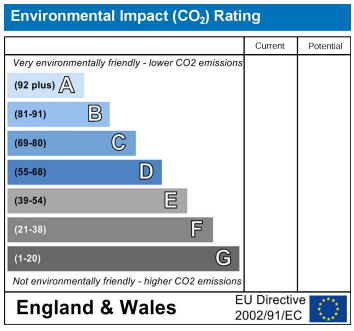
Outside
To the rear is an enclosed garden mainly laid to lawn with shrub borders, paved patio, two brick built out houses, greenhouse outside tap and gated pedestrian access. To the front is an enclosed garden having brick wall, wrought iron works and being block-paved with gated access leading to entrance.

General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to North Warwickshire Borough Council and is band B

Notes to buyers
The items within this property are available by separate negotiation.













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