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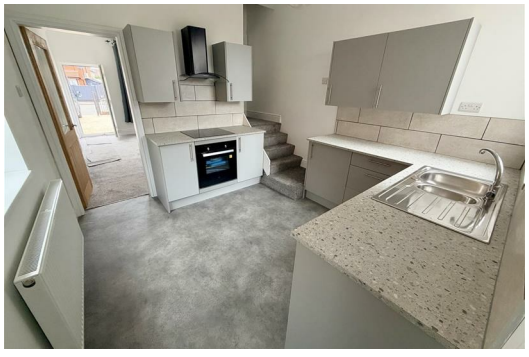
Coleshill Road, Atherstone
CV9 2AB
Asking Price £240,000
Freehold - North Warwickshire Borough Council Band: A - EPC: D

Nestled on the charming Coleshill Road in Atherstone, this delightful semi-detached house, dating back to the early 1900s, offers a perfect blend of character and modern living. Recently refurbished, this property is presented to the market with no onward chain, making it an ideal choice for those looking to move in without delay. Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, perfect for family gatherings or quiet evenings. The property boasts two bedrooms and a loft room, providing ample space for family or guests. The first-floor re-fitted bathroom has been thoughtfully designed, ensuring convenience and style.

The refitted kitchen and a utility area comes complete with new appliances, making it a joy for any culinary enthusiast. Additionally, a guest cloakroom adds to the practicality of the layout. For those seeking extra space, the loft room presents a versatile opportunity, whether it be for a home office, playroom, or additional storage. Outside, the property features secure parking behind wrought iron gates, along with a double garage to the rear, offering both convenience and peace of mind.

This charming residence is not only a wonderful family home but also a fantastic investment opportunity in a desirable location.







Entrance
Via double glazed entrance door leading into:

Lounge
16'2" x 10'6" (4.94m x 3.20m)
Double glazed window to front, radiator, telephone point, wall lights, door to:

Fitted Kitchen
10'5" x 10'7" (3.18m x 3.22m)
Recently re-fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with drainer, mixer tap and tiled splash-backs, dishwasher, fitted electric oven, induction hob with extractor hood over, double glazed windows to side and rear, radiator, stairs to first floor landing, door leading to:

Rear Lobby
2'9" x 5'9" (0.84m x 1.74m)
Double glazed door leading to outside and further door to:

Utility
7'0" x 5'9" (2.13m x 1.76m)
Base unit, worksurface and a stainless steel sink unit with mixer tap, washing machine, fridge/freezer, obscure double glazed window to side, radiator and low-voltage ceiling spotlights and door to:

Cloakroom
3'3" x 5'9" (1.00m x 1.74m)
Fitted with two piece suite comprising, vanity wash hand basin with cupboard under, mixer tap and tiled splashback, low-level WC and extractor fan, low-voltage ceiling spotlights. Wall mounted gas combination boiler serving heating system and domestic hot water.

Landing
5'6" x 2'6" (1.67m x 0.77m)
Radiator, stairs to loft room and doors to:

Bedroom
13'0" x 10'6" (3.97m x 3.20m)
Double glazed window to front, radiator, door to Storage cupboard.

Bedroom
7'6" x 7'6" (2.29m x 2.29m)
Double glazed window to rear and radiator

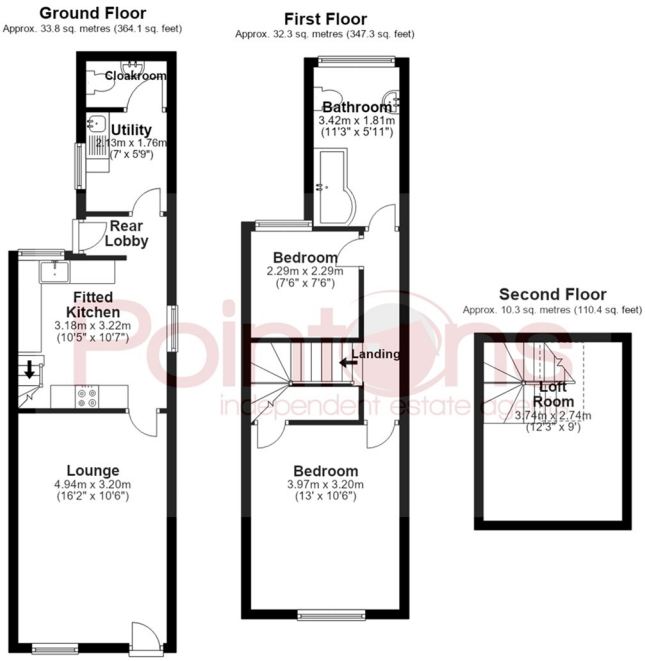
Bathroom
11'3" x 5'11" (3.42m x 1.81m)
Fitted with three piece coloured suite with comprising, paneled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, double glazed window to rear and radiator.

Loft Room
12'3" x 9'0" (3.74m x 2.74m)
Double glazed velux skylight to rear, radiator and ceiling spotlights.

Outside
To the rear is an enclosed garden of easy maintenance with raised border, vehicular access leading to double garage with power and light. To the front is an driveway providing parking enclosed by wrought iron railings and gates.

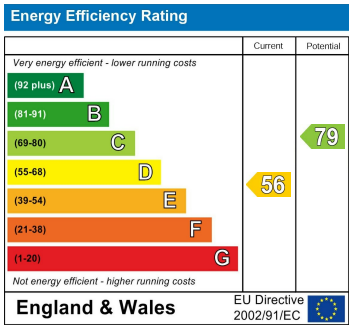
General
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to North Warwickshire Borough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

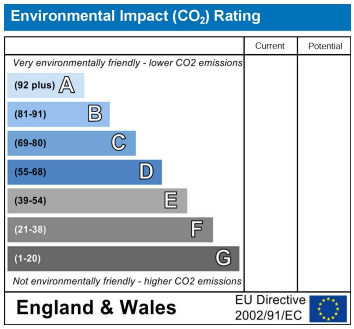
Storage cupboard.



Total area: approx. 76.3 sq. metres (821.8 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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