



**Merevale Road, Atherstone  
Warwickshire CV9 2PR  
Offers Over £250,000**

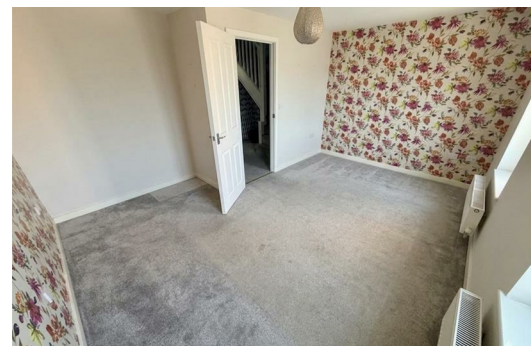
**Freehold - North Warwickshire Borough Council Band: D - EPC: C**

Nestled on the charming Merevale Road in Atherstone, this delightful terraced house offers a perfect blend of modern living and comfort. Built in 2006, the property spans an impressive 1,453 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a breakfast kitchen and a dining room, ideal for entertaining guests or enjoying quiet family evenings. The guest cloakroom adds a touch of convenience, making it easy for visitors to feel at home.

The first floor boasts the lounge and master bedroom with ensuite and the second floor has three further bedrooms and family bathroom making morning routines will be a breeze, ensuring that everyone has their own space when needed.

For those with vehicles, the property includes a driveway for a vehicle, a valuable asset in this desirable area. The modern auction offering presents a unique opportunity for potential buyers to secure this lovely home.



## Entrance

Via double glazed entrance door leading into:

## Reception Hall

Double door to storage cupboard, radiator, stairs rising to first floor landing and doors to:

## Breakfast Kitchen

Fitted with a matching range of wall mounted and base units with inset sink, plumbing for washing machine, space for fridge, built in electric oven and gas hob with extractor, tiling to splash back areas, double glazed window to rear, double doors to garden.

## Dining Room

Double glazed window to the front and radiator

## W C

Being fitted with a Low Level W.C., hand basin, extractor fan and radiator

## Landing

Stairs rising to second floor with balustrade, doors to:

## Lounge

Two Juliet Balcony windows to the front, radiator, tv & telephone point.

## Master Bedroom

Double glazed window to rear, radiator double doors to wardrobe and door to:

## En-suite

Being fitted with a three piece suite comprising shower cubicle, pedestal wash basin and low level, w.c. tiling to walls, extractor fan, radiator and window to rear.

## Landing

Door to Storage cupboard, doors to:

## Bedroom 2

Double glazed window to front and radiator.

## Bedroom 3

Double glazed window to rear, radiator

## Bedroom 4

Double glazed window to front, radiator.

## Bathroom

Being fitted with three piece suite comprising a panelled bath, pedestal wash basin and low level w.c, extractor fan, radiator and double glazed window to rear.

## Outside

To the rear is an enclosed garden mainly paved. To the front is a tarmac driveway with path 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 band D and payable to North Warwickshire Borough Council

## Auctioneers Comments

Pattinson Auction are working in Partnership with Pointons Estate Agents on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a

'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

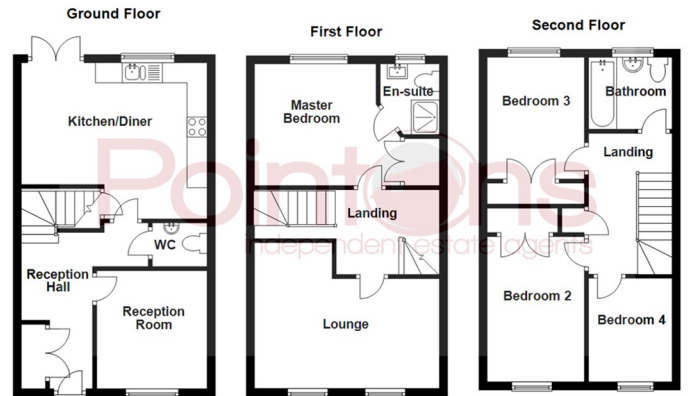
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

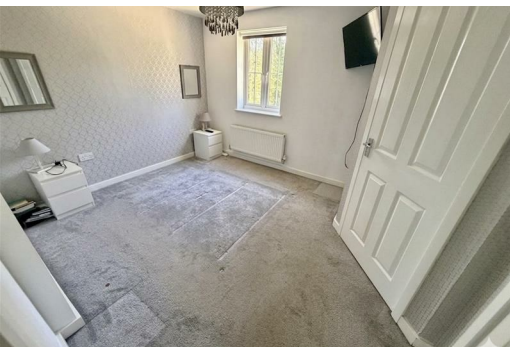
## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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



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