



**Sheepy Road, Atherstone  
Warwickshire CV9 1HD  
£350,000**

Pointons are pleased to offer for sale this Four Bedroom Detached Family Home located close to the heart of the market town of Atherstone. Not only being in a great location for transport links and all local amenities this modern home briefly offers: Storm Porch Entrance, Reception Hall, Lounge/Diner, Fitted Kitchen With Integral Appliances, Utility Room, Guest WC, Four Good Bedrooms, En-Suite Shower Room to Master Bedroom, Family Bathroom and Integral Garage. This Centrally Heated and UPVC Double Glazed Property also has the benefit of Gardens to the Front & Rear with Off Road Parking to the Fore. Early viewing is recommended to avoid disappointment.



**Hall**

Having UPVC entrance, central heating radiator, power points, stairs to the first floor landing, double doors to the Lounge/Diner and further doors off which lead:

**Lounge/Diner**

14'8" x 21'3" (4.48m x 6.48m)

Having two central heating radiators, power points, UPVC double glazed flush windows and UPVC double glazed French doors to the rear garden patio.

**Fitted Kitchen**

11'3" x 11'4" (3.44m x 3.46m)

Having a stainless steel 1.5 bowl single drainer sink unit set in a rolled top work surface with integral dishwasher below and fitted gloss unit. Adjacent matching rolled work surface with a range of gloss fitted units above and below. Flush fitted four ring gas hob with splash back and stainless steel extractor hood above. Further matching work surface with fitted unit below, integral double oven/grill and integral fridge freezer. Ceramic tiled flooring, central heating radiator and UPVC double glazed flush bay window.

**Utility**

6'3" x 6'4" (1.90m x 1.94m)

Having stainless steel single drainer sink unit set in a rolled top work surface with fitted unit below, space and plumbing for domestic appliance. Ceramic tiled floor, power points and double glazed exit door.

**WC**

Having a white suite comprising of wash hand basin and low level WC. Ceramic tiled floor, central heating radiator and UPVC double glazed frosted flush window.

**Integral Garage**

17'6" x 9'7" (5.33m x 2.92m)

Having remote control up and over door and power points.

**Landing**

Stairs to the first floor landing having UPVC double glazed flush window, power points, central heating radiator, airing cupboard, loft access and doors off which lead:

**Master Bedroom**

14'2" x 11'4" (4.32m x 3.45m)

Having fitted wardrobes, power points, central heating radiator and UPVC double glazed flush window.

**En-suite**

Being half tiled and having a white suite comprising of shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Ceramic tiled floor, shaver socket, central heating radiator and UPVC double glazed frosted flush window.

**Bedroom 2**

12'4" x 11'4" (3.76m x 3.45m)

Having power points, central heating radiator and UPVC double glazed flush window overlooking the rear garden.

**Bedroom 3**

12'4" x 9'1" (3.76m x 2.78m)

Having power points, central heating radiator and UPVC double glazed flush window overlooking the rear garden.

**Bedroom 4**

9'3" x 9'1" (2.83m x 2.78m)

Having power points, central heating radiator and UPVC double glazed flush window.

**Family Bathroom**

Having a white suite comprising of a panelled bath with fitted shower unit above, wash hand basin and low level WC. Ceramic tiled floor, central heating radiator and UPVC double glazed frosted flush window.

**Outside**

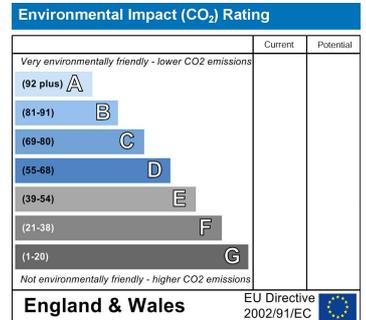
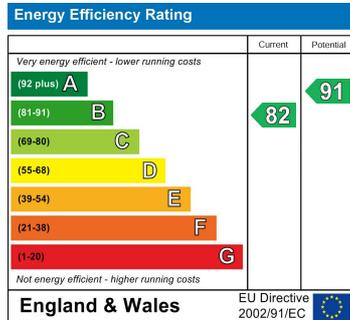
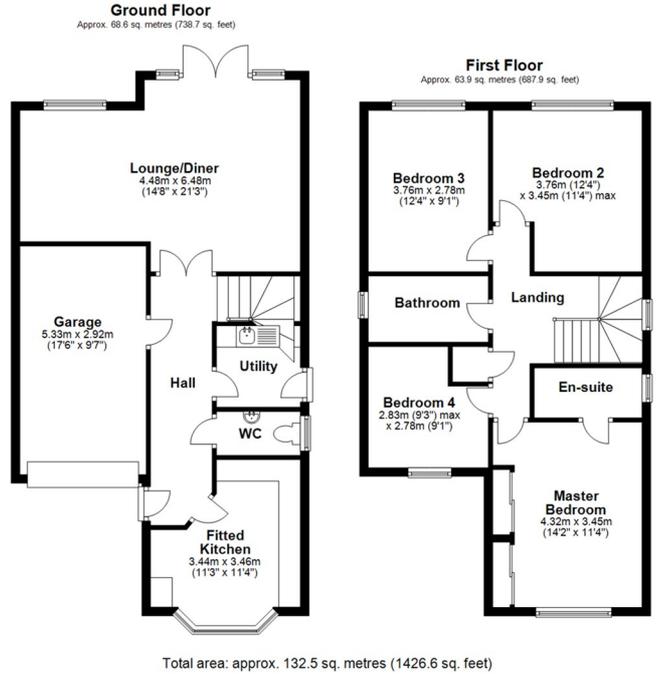
The property has the benefit of a tarmac driveway to the front with side lawn. The rear being mainly laid to lawn with patio area, shrub borders, boundary fencing and side trades entrance.

**Tenure**

WE are advised that the property is FREEHOLD and the Council Tax Band is D

**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.



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