



## Minions Close, Atherstone Warwickshire CV9 2BD Asking Price £265,000

Pointons are happy to offer for sale this charming semi-detached family home offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families seeking a peaceful retreat while remaining close to the amenities of town.

Upon entering, you are welcomed into a lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The home has been thoughtfully extended, enhancing the living space and ensuring that it meets the needs of modern family life.

The property boasts a well-maintained interior, ensuring that you can move in with ease and enjoy your new home from day one. The kitchen is functional and well-equipped, making meal preparation a delight.

The front garden adds to the property's curb appeal, while the rear garden offers a private sanctuary for family gatherings or quiet evenings.

Parking is a breeze with space for two vehicles, a valuable feature in this popular location. The quiet surroundings make it an ideal spot for families, while still being conveniently close to the town centre, where you can find a variety of shops, schools, and local amenities.

In summary, this semi-detached home nestled in the sought-after area of Minions Close, Atherstone is a wonderful opportunity for those looking for a well-maintained property in a peaceful yet accessible location. Don't miss your chance to make this lovely house your new home.





#### Reception Hall

Having Upvc entrance, central heating radiator, stairs to the first floor landing and door to:

#### Lounge

14'3" x 11'7" (4.34m x 3.53m)

Having feature fireplace with inset living flame gas fire, central heating radiator, power points, Upvc double glazed flush window and arch to:

#### Dining Area

9'1" x 7'3" (2.77m x 2.22m)

Having wood effect laminate flooring, central heating radiator, power points, cloaks cupboard, door to kitchen, open plan to:

#### Conservatory

Having wood effect laminate flooring, central heating radiator, power points, Upvc double glazed flush windows and Upvc double glazed doors to the rear garden patio.

#### Kitchen

9'1" x 13'6" (2.77m x 4.12m)

Having 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units below, space and plumbing for domestic appliances. Further matching work surface with a range of fitted units above and below. Stainless steel flush fitted four ring gas hob with extractor hood above and built in oven/grill below. Further matching work surface with fitted units above and below, matching larder cupboard. Tiled splash back to work surfaces, power points, ceramic tile flooring, central heating radiator, three Upvc double glazed flush windows and Upvc double glazed door to rear garden patio.

#### Landing

Stairs to the first floor landing having airing cupboard house the combination boiler, loft access and doors off which leads:

#### Bedroom 1

9'0" x 11'8" (2.75m x 3.55m)

Having recessed wardrobe, central heating radiator, power points and Upvc double glazed flush window.

#### Bedroom 2

8'6" x 8'11" (2.58m x 2.73m)

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

#### Bedroom 3

8'6" x 5'7" (2.58m x 1.70m)

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

#### Bathroom

Being fully tiled and having a white suite comprising of a panelled bath with fitted shower over, pedestal wash hand basin and low level WC. Ceramic tiled floor, centrally heated towel rail and Upvc double glazed frosted flush window.

#### Outside

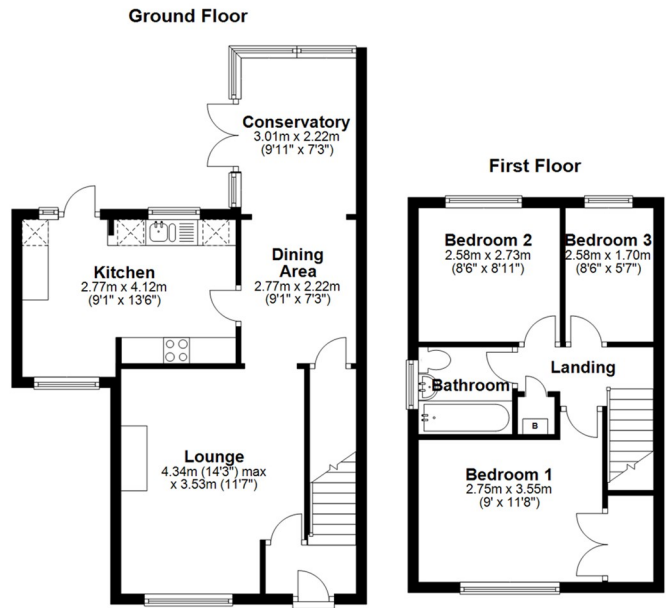
The property has gardens to the front and rear. To the front is a tarmac driveway with side lawn and side trades entrance. The rear briefly comprises of a paved patio with steps up to lawn, well established borders, timber shed and boundary fencing.

#### Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is C payable to NWBC, EPC rating TBC.

#### 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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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