



**Coleshill Road, Atherstone
CV9 2AF**

Asking Price £175,000

Freehold - North Warwickshire Borough Council Band: A - EPC: D

Located on Coleshill Road in Atherstone, this delightful house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, making it a wonderful choice for those seeking a practical yet cosy home.

Atherstone is known for its friendly community and convenient amenities, providing easy access to local shops, schools, and parks. This property not only offers a comfortable living environment but also places you within reach of the vibrant life that Atherstone has to offer.

Whether you are looking to settle down or invest in a promising property, this house on Coleshill Road is a splendid option that combines comfort, space, and a welcoming neighbourhood. Do not miss the chance to make this charming residence your own.



Entrance

Via double glazed entrance door leading into

Lounge/Dining Room

23'6" x 13'4" (7.16m x 4.07m)

Double glazed windows to front and rear, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, two double radiators, wooden laminate flooring, textured ceiling, stairs to first floor and door to:

Kitchen

11'1" x 6'1" (3.39m x 1.86m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, double glazed window to side, double radiator, ceramic tiled flooring, textured ceiling, double glazed door to garden, door to:

Bathroom

Fitted with three piece suite comprising deep panelled shaped bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to side, double radiator, ceramic tiled flooring.

Landing

Textured ceiling, doors to:

Bedroom

10'0" x 12'1" (3.04m x 3.69m)

Double glazed window to front, double radiator, door to Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water.

Bedroom

10'2" x 11'1" (3.09m x 3.37m)

Double glazed window to rear, double radiator, door to Storage cupboard

Bedroom

13'5" x 6'0" (4.08m x 1.83m)

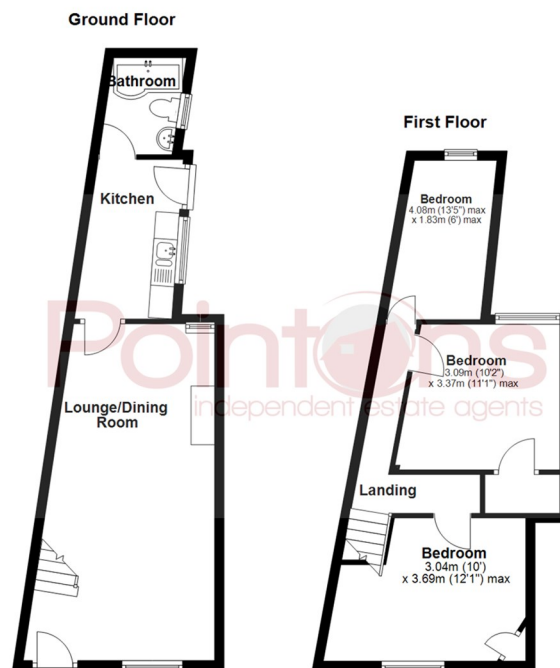
Double glazed window to rear, double radiator.

Outside

To the rear is an garden which is mainly laid to lawn with block-paved patio area, There is a shared pedestrian access leading back to the front. The front foregarden is elevated with steps rising to the entrance and remainder is paved.

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 A



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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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