



**Spon Lane  
Grendon  
Atherstone  
CV9 2PD**

We are delighted to offer for sale this traditional three bedroom semi detached home located with excellent commuting access to the nearby A5 and M42.

Must be viewed to be fully appreciated.

No Upward Chain

**Asking price  
£219,950**

*Exclusive Town & Country Homes*

**We are delighted to offer for sale this traditional three bedroom semi detached home with briefly comprises of:**

- \* Entrance Hallway \***
- \* Lounge \***
- \* Dining Area with Kitchen Off \***
- \* Sitting Room with WC off \***
- \* Landing \***
- \* Three Bedrooms \***
- \* Re-fitted Bathroom \***
- \* Double Glazing and Gas Central Heating \***
- \* Gardens \***
- \* NO UPWARD CHAIN \***

**ASKING PRICE £219,950**

**TO THE GROUND FLOOR**

**ENTRANCE HALLWAY**

Entrance via double glazed entrance door, tiled flooring and stairs off to first floor.

**LOUNGE 14 x 12'6 (4.27m x 3.81m)**

Having double glazed bay window, laminate flooring, radiator and under stairs storage cupboard.

**DINING AREA 11'6 x 9'8 (3.51m x 2.95m)**

Having laminate flooring, brick recess to chimney breast with stone hearth, radiator and open archway to:

**KITCHEN 5'5 x 11 (1.65m x 3.35m)**

Having double glazed window, worksurfaces with ceramic tiling above, one and a half sink with drainer and mixer tap, range of base cupboards and drawers, range of wall cupboards, low level oven with ceramic hob and extractor above, space and plumbing for washing machine, wall mounted boiler and tiled flooring.





**SITTING AREA 12 x 7'3 (3.66m x 2.21m)**

Being open to the dining area and having double glazed double doors with double glazed side windows to garden, laminate flooring and radiator.

**DOWNSTAIRS W.C.**

Having WC, wash basin with tiled splash back and tiled flooring.

**TO THE FIRST FLOOR**

**LANDING**

Having double glazed window and loft access.

**BEDROOM ONE 12 x 9'6 (3.66m x 2.90m)**

Having double glazed window to the front and radiator.

**BEDROOM TWO 11'6 x 8'10 (3.51m x 2.69m)**

Having double window to the rear and radiator.

**BEDROOM THREE 6'5 x 8'3 (1.96m x 2.51m)**

Having double window to the rear and radiator.

**RE-FITTED BATHROOM**

Having white suite comprising of WC, bath with shower over, wash basin, ceramic tiling, tiled flooring, wall mounted towel rail and double glazed window.

**TO THE EXTERIOR**

To the front of the property there is a lawn garden with borders, driveway, paved side area with gated access to the rear garden.

Enclosed rear garden having paved patio area and lawn.

**GENERAL INFORMATION**

**TENURE**

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

**SERVICES**

We understand all main services are connected.

**FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.



**COUNCIL TAX**

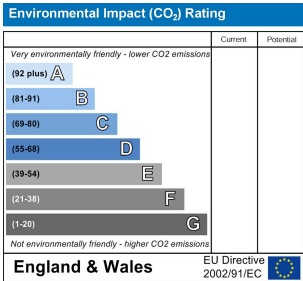
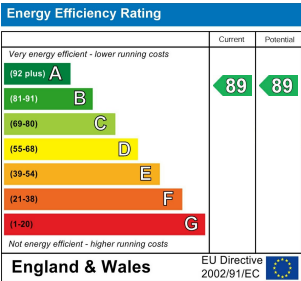
We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

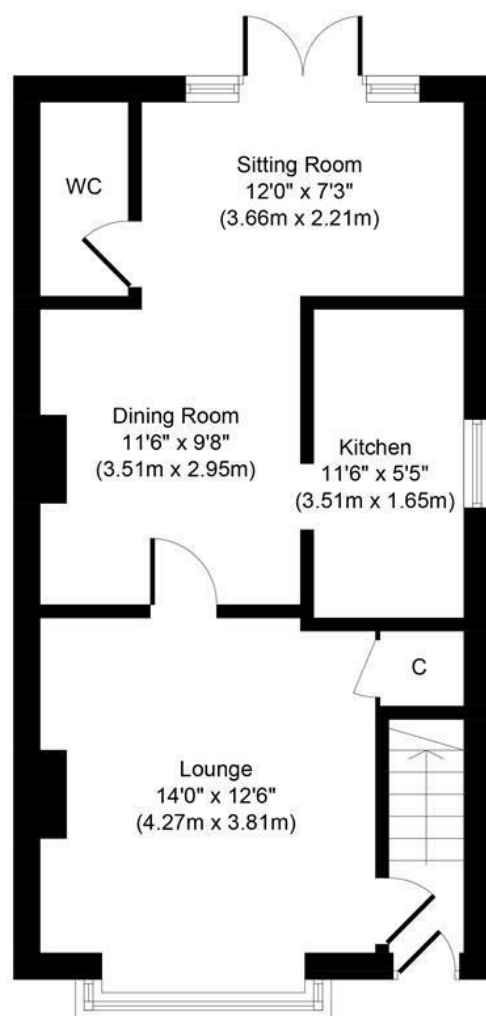
**VIEWING**

By prior appointment with Mark Evans & Company on 01827 311300

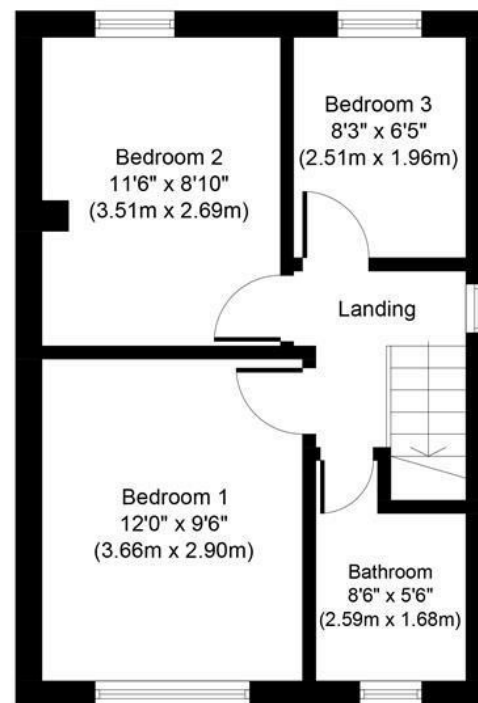
**DISCLAIMER**

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





**Ground Floor**  
**Approximate Floor Area**  
**510 Sq. ft.**  
**(47.4 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**377 Sq. ft.**  
**(35.0 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MARK EVANS & Co

A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

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**START WITH A FREE & NO OBLIGATION HOME VALUATION**

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

service then includes:

**NO UPFRONT COSTS and COMPETITIVE FEES** which are **NO SALE NO FEE**

**SALES BROCHURES** produced in house

**TOP QUALITY ADVERTISING** (check your local Tamworth Herald)

**INTERNET SERVICES** including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

**ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE**

**REGULAR CLIENT CONTACT** with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

**Our IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

# NOTES:

[illegible]

## IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.