



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 full 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

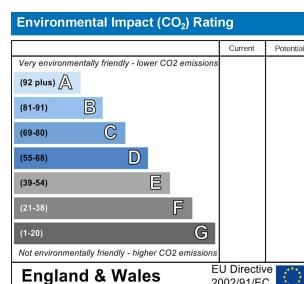
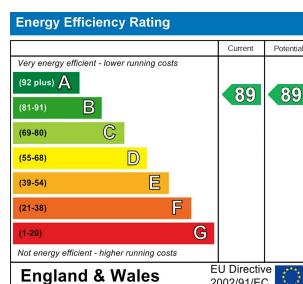
We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

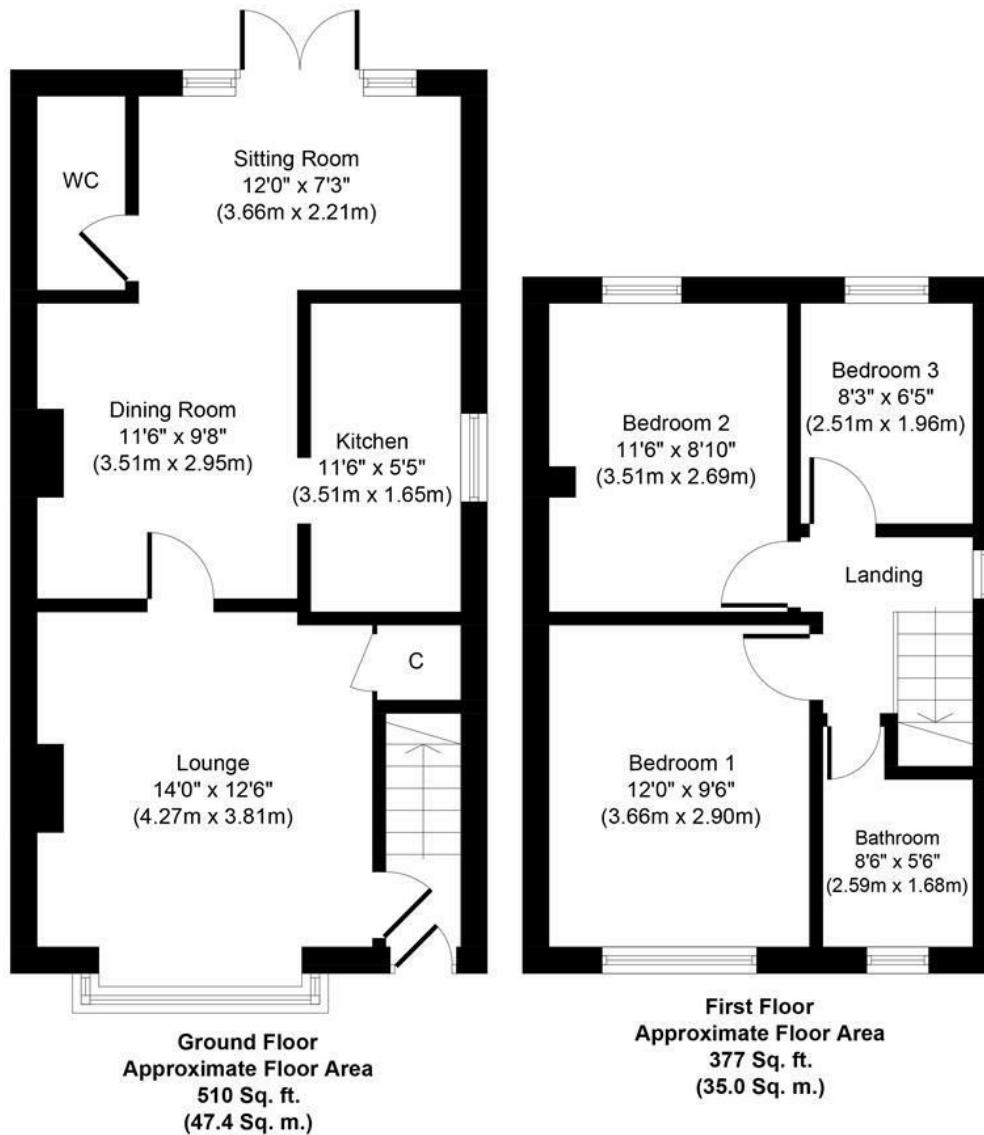
## VIEWING

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.





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.

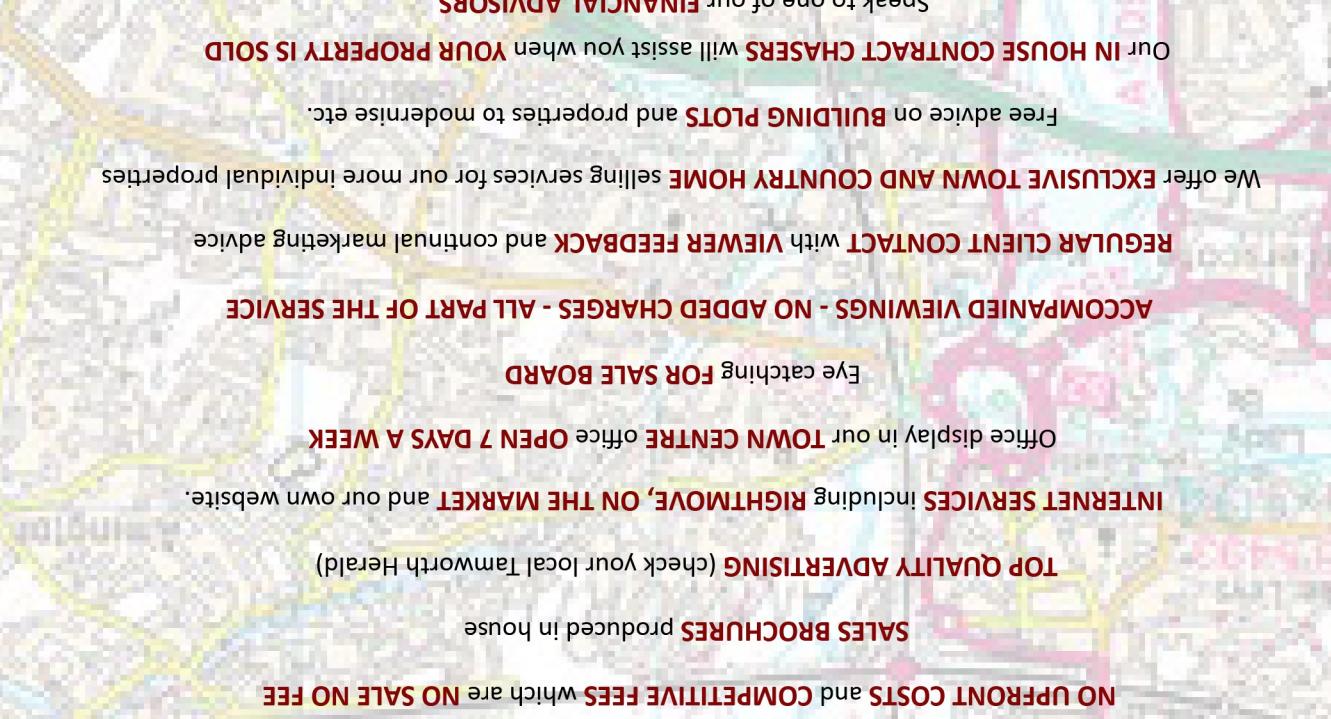
## SELON

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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:

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



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- Free advice on **BUILDING PLOTS** and properties to modernise etc.
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# EVANS & CO. MARK