



**Main Road
Austrey
Atherstone
CV9 3EH**

Offering this impressive three/four bed roomed semi detached home being on an elevated position located in the delightful village of Austrey.

Asking price £285,000

2 Main Road, Austrey, Atherstone, Warwickshire, CV9 3EH

This is a very impressive property which has been re-fitted and extended in this elevated position within the popular village of Austrey. The accommodation offers the flexibility of three or four bedrooms and is complemented with a re-fitted kitchen, two re-fitted bathrooms, large garden room/conservatory, double glazing, gas fired central heating and garage to the rear.

The village of Austrey has the well know thatched public house “The Bird in Hand”, village shop, school and is ideally situated for good commuting access to all major Midlands towns and cities.

The property comprises briefly of:

- * Double glazed reception porch * Central hallway ***
- * Lounge into large conservatory/garden room ***
- * Extended re-fitted kitchen with appliances ***
- * Two ground floor bedrooms offering flexible accommodation as dining room or home office ***
- * Landing * Master bedroom with a range of fitted wardrobes and re-fitted en-suite shower room ***
- * Further bedroom * Re-fitted bathroom ***
- * Double glazing * Gas fired central heating ***
- * Large front gardens * Smaller enclosed patio gardens to the rear with vehicular access to the garage ***

The accommodation comprises in further detail:

ASKING PRICE £285,000

TO THE GROUND FLOOR

RECEPTION PORCH

With double glazed door and windows with exterior lighting.

CENTRAL HALLWAY

Having double glazed door with side panel, stairs off, understairs store, double radiator and feature laminate flooring.



LOUNGE 16'7 x 11'4 (5.05m x 3.45m)

With laminate flooring, radiator, coving surround to the ceiling, double glazed double doors with side full height panels leading into:

GARDEN ROOM/CONSERVATORY 15'3 x 12'0 (4.65m x 3.66m)

An excellent addition to the property offering double glazed windows on low level walls with leaded opening lights, double glazed double doors leading to the exterior, tiled flooring and solid wall to one side with feature pitched roof.

KITCHEN 16'5 x 16'7 minimum measurement of 6'0 and 7'0 (5.00m x 5.05m minimum measurement of 1.83m and 2.1)

Being extended to offer a good choice of units with white enamel sink having drawers beneath, three further sets with drawers, larder unit with pull out trays, ceramic tiling, fitted dishwasher, double base units, shelving, integral space for automatic washing machine, six single wall units, work surfaces, breakfast bar with double radiator beneath, fitted oven, hob and extractor, side double glazed door and rear side and front double glazed windows, built in store and tiling to the walls.

BEDROOM 9'3 x 11'0 (2.82m x 3.35m)

With double glazed window and radiator.

BEDROOM 8'11 x 10'0 (2.72m x 3.05m)

With double glazed window to the front and double radiator.

The bedrooms to the ground floor offer flexible accommodation to be used as a dining room or office.

TO THE GROUND FLOOR

CENTRAL LANDING

BEDROOM 17'8 x 8'3 16'0 to fitted wardrobes (5.38m x 2.51m 4.88m to fitted wardrobes)

Having double glazed window to the front with storage recess beneath, range of fitted wardrobes with corner wardrobe and single wardrobes, side double glazed window, radiator and further walk in store/wardrobe.

EN-SUITE SHOWER ROOM

Having sculptured bath with shower screen over, wash basin with vanity cupboards, w.c, panelled walls and ceiling, two double glazed windows, extractor fan and wall mounted shaver socket.

BEDROOM 10'6 x 10'0 (3.20m x 3.05m)

Having double glazed window with storage recess beneath and radiator.

RE-FITTED SHOWER ROOM

With a white suite having shower, w.c, wash basin, full ceramic tiling, panelled ceiling, radiator and double glazed window.

TO THE EXTERIOR



The front of the property enjoys an elevated position above the main road having tarmacadam driveway leading up to parking and reception area flanked by raised lawns with rockery edging walls and borders offering excellent potential.

To the rear there is a very private enclosed paved garden with exterior lighting, having gated access from the front and gated access to the rear to a detached garage.

DETACHED GARAGE 17'3 x 8'4 (5.26m x 2.54m)

With front vehicular access door and side window and door to garden.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

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

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

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

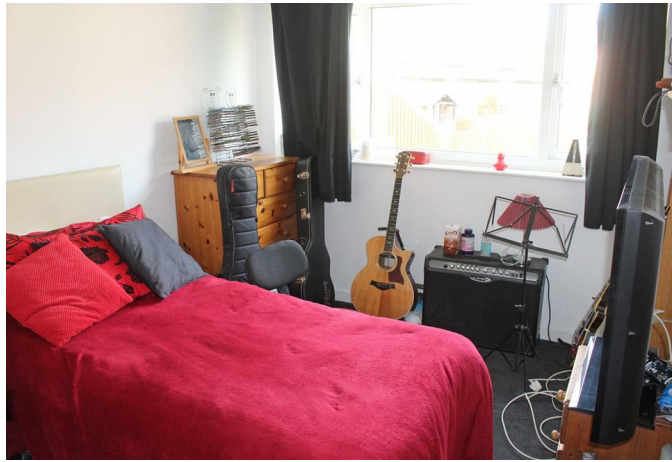
DISCLAIMER

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

FIXTURES AND FITTINGS

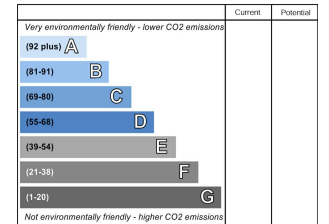
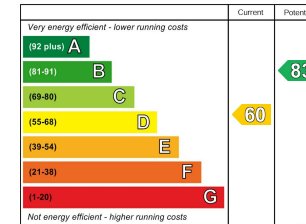
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

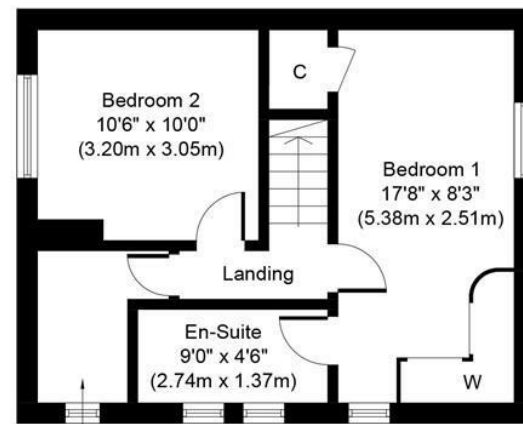




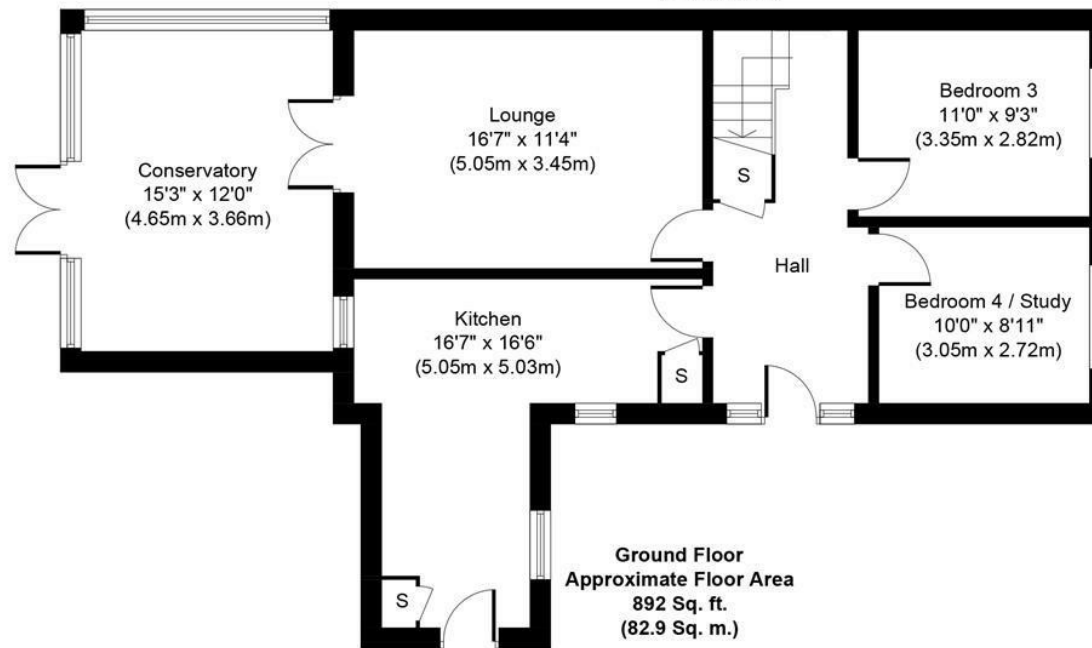
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	





First Floor
Approximate Floor Area
401 Sq. ft.
(37.3 Sq. m.)



Ground Floor
Approximate Floor Area
892 Sq. ft.
(82.9 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.

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.

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:

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:

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.