

# ROYSTON & LUND



## Main Road, Austrey, Atherstone

Price £475,000

- Sought after Village Location with Views over Fields to the Rear
- Separate Dining Room
- Four Bedrooms and Family Bathroom
- Council Tax Band E
- Driveway and Garage
- Fitted Breakfast Kitchen
- Good Sized Rear Garden with Additional Garden Area

- Large Extended Lounge
- Ground Floor Shower Room
- EPC Rating C

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# 72 Main Road, Atherstone CV9 3EG

Royston & Lund are delighted to offer for sale this extended detached home within the village of Austrey, enjoying views over fields to the rear and being offered with no upward chain.

The property is approached over a good sized driveway with garage and covered canopy through to the reception hall, an extended lounge to the rear with doors leading off to the rear garden. A separate dining room, fitted breakfast kitchen with double oven and hob, ample space for free standing appliances and a useful ground floor shower room completes the ground floor accommodation.

To the first floor off the landing are four good sized bedrooms and a family bathroom.

A pedestrian access from the front of the property leads through to the beautifully maintained rear garden, extending through to a long additional garden area.

Austrey benefits from a wide range of facilities, including a primary school, local shop/post office, two churches, public house and village hall. A wider range of amenities are available in Tamworth and Ashby-de-la-Zouch. The M42 provides links to Birmingham, Leicester, Coventry, Derby and Nottingham. Rail services are available in Tamworth and Nuneaton.

Please Note: there is a public right of way through garden to the rear.



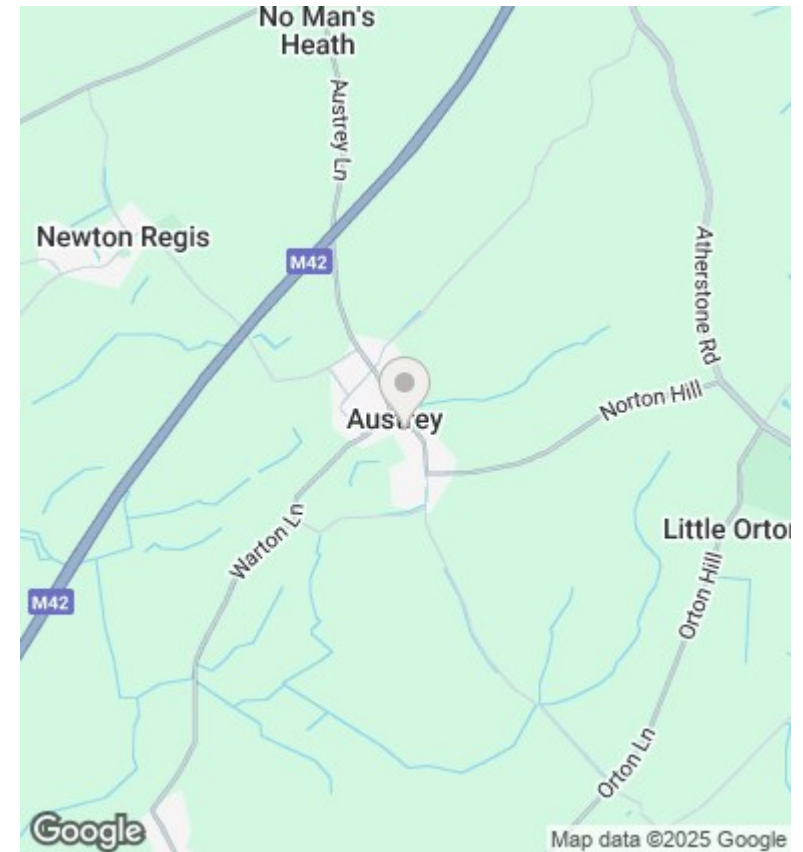
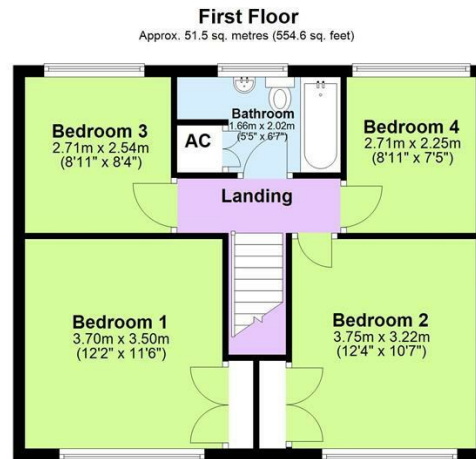
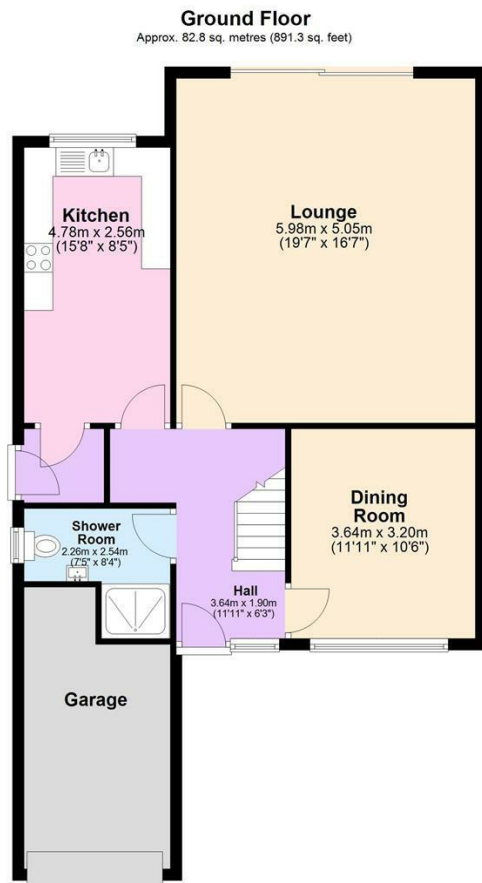
Council Tax Band: E











Total area: approx. 134.3 sq. metres (1445.9 sq. feet)

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(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	