

Cottons

CHARTERED SURVEYORS

32 Stanley Road, Atherstone. CV9 2AS

£199,500



- Fully Refurbished Semi-Detached House
- Gas Fired Central Heating
- Large Rear Garden
- New Kitchen and Shower Room Fittings
- Popular Residential Location
- Three Bedrooms
- UPVC Double Glazed Windows
- EPC Rating: C Council Tax Band A
- New Carpets and Floor Coverings
- No Chain - Ready to Move In

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
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A highly presentable, fully refurbished freehold semi-detached house of two storey rendered brick construction, offered with no chain - ready to move in! The property forms part of a popular residential area located approximately 1/2 mile to the South of Atherstone Town Centre. The refurbishment includes; re-wiring (to include wall mounted TV points and USB connections to all principal rooms), re-plastering, new joinery, new kitchen and shower room, plumbing and heating works, internal/external decoration, new carpets and floor coverings, landscaped rear garden with decked terrace, plus a newly laid lawn. The modern well laid out accommodation comprises; a lounge, a dining room opening onto the fitted kitchen, plus three bedrooms and a shower- room plus, a large rear garden. Council Tax Band A and EPC Rating C. The property must be viewed to be fully appreciated.

Property Tenure
Freehold

Council Tax Band
A

ACCOMMODATION

Ground Floor
Entrance Hall with UPVC door.

Lounge 14' 2" x 11' 10" (4.31m x 3.61m)
With radiator, walk in store,

Dining Room 10' 11" x 10' 7" (3.33m x 3.23m)
With radiator and UPVC rear door, opening to Kitchen.

Kitchen 10' 8" x 5' 11" (3.25m x 1.81m)
With new contemporary fitted units having stainless steel sink unit, two corner units, drawer unit, double and single wall cupboard, built in electric oven, hob and cooker hood, black laminate work tops and recess for washing machine and fridge freezer.

First Floor
Stairs and Landing with loft access.

Bedroom One 12' 1" x 10' 0" (3.68m x 3.06m)
With radiator.

Bedroom Two 10' 9" x 9' 10" (3.28m x 3.0m)
With radiator.

Bedroom Three 7' 9" x 7' 5" (2.35m x 2.26m)
With radiator.

Shower Room
L shaped 2.48m x 1.8m (maximum) part tiled walls and floor, heated towel rail, 1200mm width glazed shower enclosure, combi shower unit, vanity wash basin and enclosed WC.

Outside
Pedestrian side gated access to rear, yard with brick store, decked patio, further decked terrace, steps down to a large lawned garden.

Outside
Stanley Road provides direct access to Coleshill Road and the property is within a short walk from open countryside including Atherstone Golf Course and the Merevale Estate. Atherstone comprises of an Historic Market Town with a High Street containing a wide range of retail shops and amenities and the property is conveniently located within approximately 4 miles of the M42 Motorway (Junction 10) providing access to the Midlands Motorway network.

Declaration of Personal Interest
In Compliance with the Estate Agents Act 1979, Cottons declare that one of the owners of the subject property is a Partner of Cottons Property Consultants LLP trading as Cottons Chartered Surveyors.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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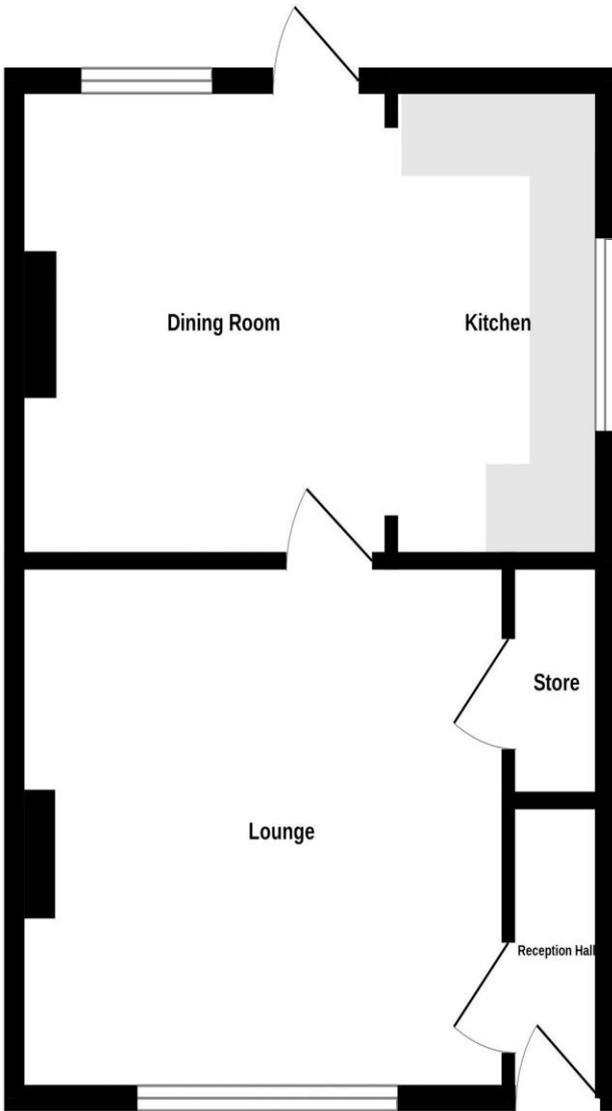


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

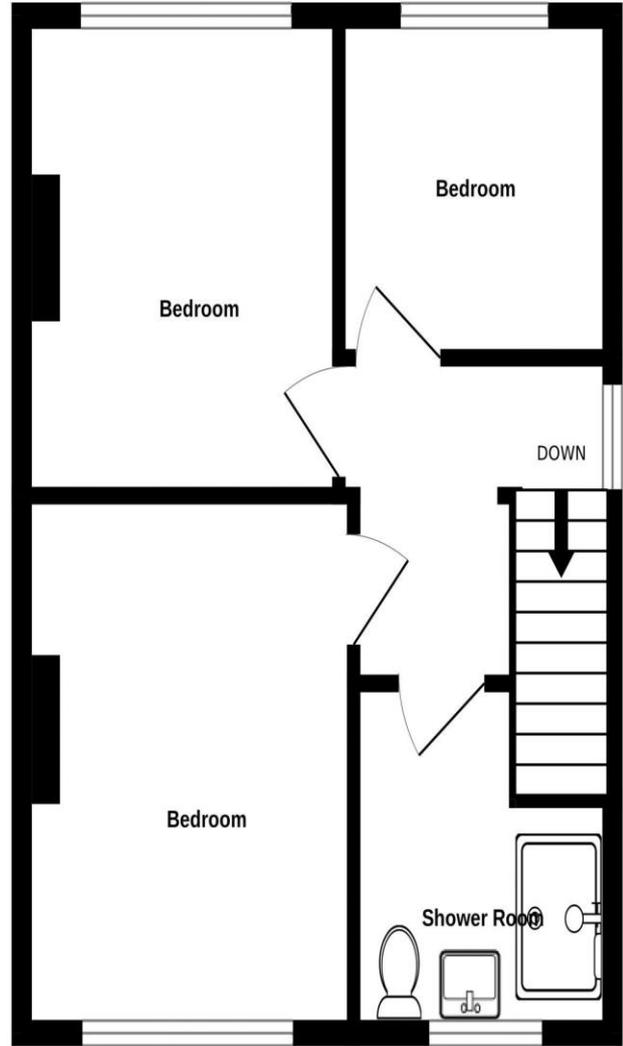
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Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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