



Colleshill Road
, Atherstone, , CV9 2AF

£174,950

Property Features

- Charming Mid Terrace Home
- Spacious Accommodation Throughout
- Dual Aspect Lounge/Diner
- Matching Kitchen
- Three Piece Family Bathroom
- Three Well-proportioned Bedrooms
- Generous Rear Garden & Courtyard
- Close to Atherstone Town Centre
- Links to London via Atherstone Train Station
- Freehold

Full Description

Perfectly positioned just a stone's throw from Atherstone Town Centre and the train station, this delightful mid-terrace home offers spacious and well-balanced accommodation, making it an ideal choice for families and professionals alike.

GROUND FLOOR

Upon entering, you are welcomed into a superb dual-aspect lounge/diner, bathed in natural light and providing a warm and inviting space for relaxation and entertaining.

Continuing towards the rear, the well-appointed kitchen features a range of matching base units and designated recesses for appliances, ensuring both functionality and style.

The ground floor also hosts a lovely family bathroom, complete with a sleek three-piece suite, while an adjacent utility room, accessed externally via the rear courtyard, offers additional convenience.

LOUNGE/DINER

23' 4" x 13' 7" (7.12m x 4.15m)

KITCHEN

13' 8" x 6' 4" (4.19m x 1.94m)

BATHROOM

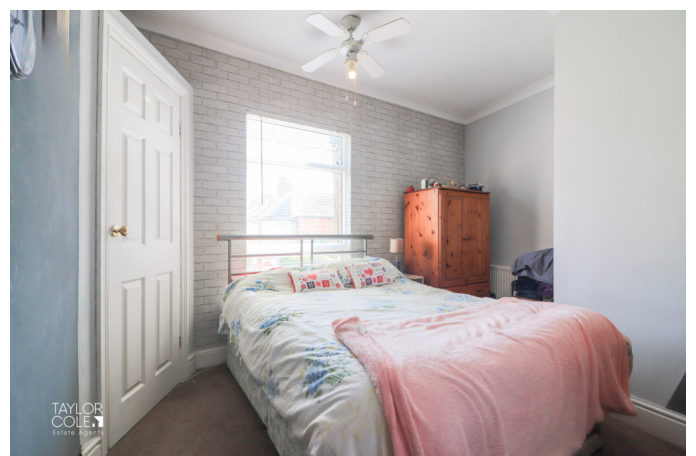
6' 9" x 5' 4" (2.08m x 1.63m)

UTILITY ROOM

5' 5" x 5' 0" (1.66m x 1.54m)

FIRST FLOOR

The first floor presents three fantastic bedrooms. Two benefit from generous double proportions and fitted storage,



while the third offers versatility, currently serving as a dressing room but easily adaptable to suit individual needs.

BEDROOM ONE

13' 4" x 10' 0" (4.08m x 3.06m)

BEDROOM TWO

10' 9" x 10' 4" (3.30m x 3.16m)

BEDROOM THREE

13' 8" x 6' 4" (4.19m x 1.94m)

OUTSIDE

REAR GARDEN

Stepping outside, the property boasts a generously sized and well-maintained rear garden. A courtyard patio at the outset provides a perfect setting for outdoor seating and entertainment, leading to a central lawn bordered by secure timber fencing, offering a private and peaceful retreat.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

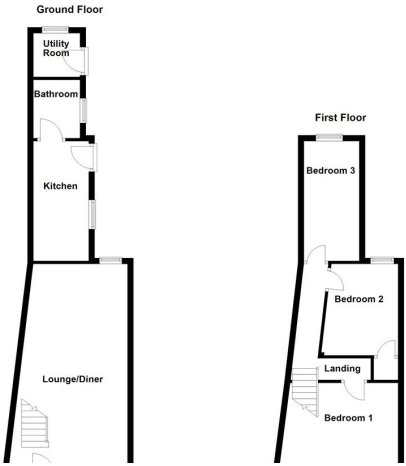
TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements