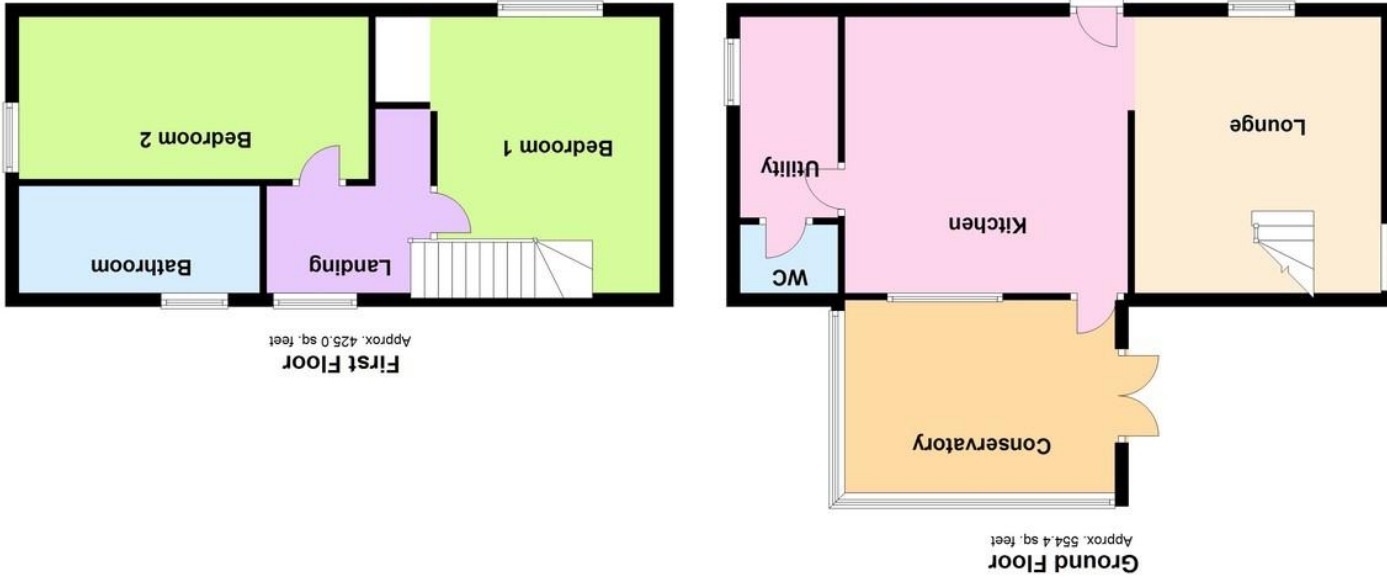
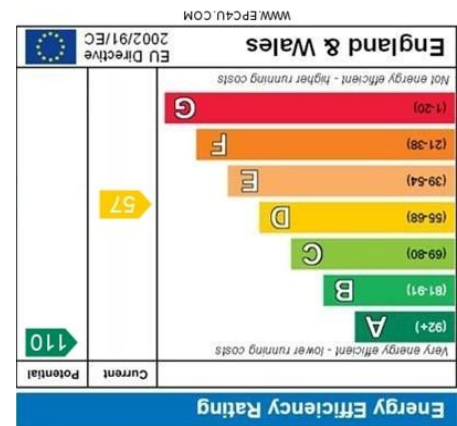


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 979.4 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



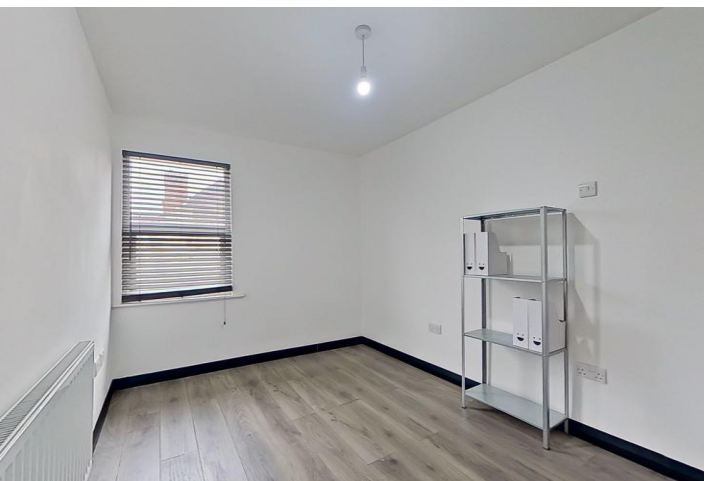
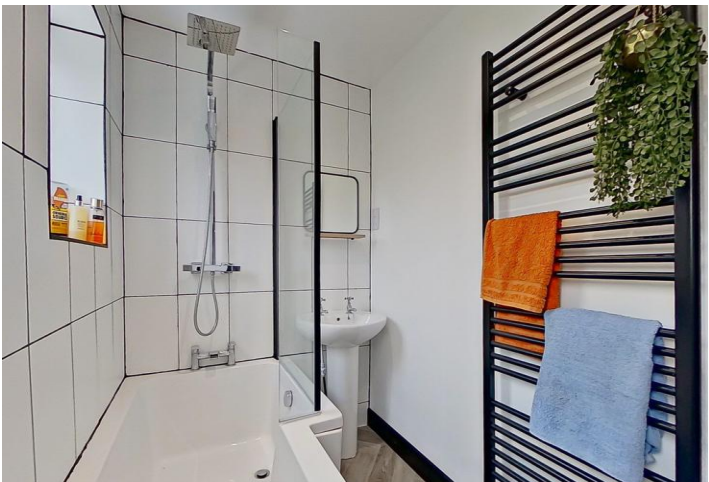
Tamworth | 01827 68444 (option 1)



- DECEPTIVELY SPACIOUS
- REFITTED LARGE KITCHEN DINER
- UTILITY
- GUEST WC
- CONSERVATORY
- SPACIOUS LOUNGE

Boot Hill, Grendon, Atherstone, CV9 2EN

£220,000



## Property Description

A two bedroom semi detached with large driveway and delightful rear garden.

Approach the property via the gravelled driveway and front door into:-

**REFITTED KITCHEN** Having wood effect flooring, a range of modern wall and base units, work surfaces, space for cooker, spotlighting to the ceiling, sink with mixer taps.

**UTILITY ROOM** 8' 11" x 3' 10" (2.72m x 1.17m) With plumbing for washing machine, work surfaces and base units, double glazed window to side, stainless steel towel rail, spotlighting and wood effect tiling.

**GUEST WC** With low level wc, pedestal wash hand basin, tiled splash backs.

**SPACIOUS LOUNGE** 13' 5" x 12' 2" (4.09m x 3.71m) With feature fireplace, double glazed windows to front and side, stairs leading to first floor, central heating radiator.

**CONSERVATORY** Double glazed and half brick built with double doors leading to the garden.

**FIRST FLOOR LANDING** 13' 6" x 8' 9" (4.11m x 2.67m) Having central heating radiator and tiled flooring.

**BEDROOM ONE** 12' 2" x 13' 8" (3.71m x 4.17m) Double glazed window to front and double glazed window to side, wood effect flooring and open to wardrobe space having a window to the front.

**BEDROOM TWO** 8' 4" x 14' 7" (2.54m x 4.44m) Double glazed window to side, laminate flooring, central heating radiator.

**BATHROOM** Having two windows to rear, spotlighting, double glazed window to side, low level wc, panelled bath with shower over, vinyl wood effect flooring, pedestal wash hand basin, heated towel rail.

**REAR GARDEN** Having paved patio area, garden shed, steps up to as lawned garden and gates leading to the front.

Council Tax Band B - North Warwickshire

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area -Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444