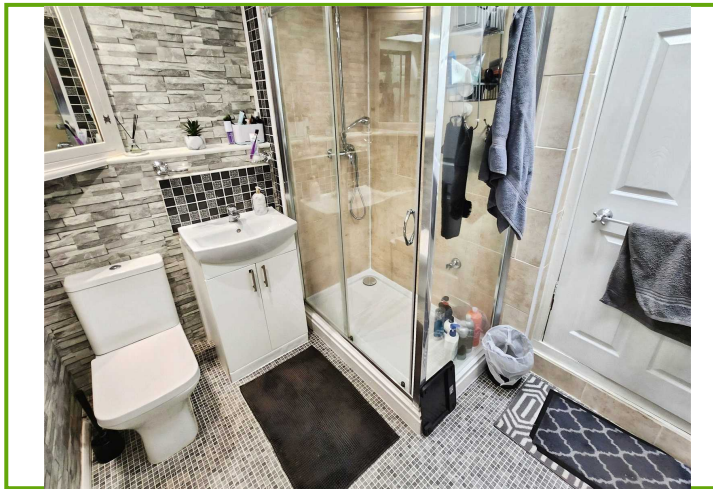
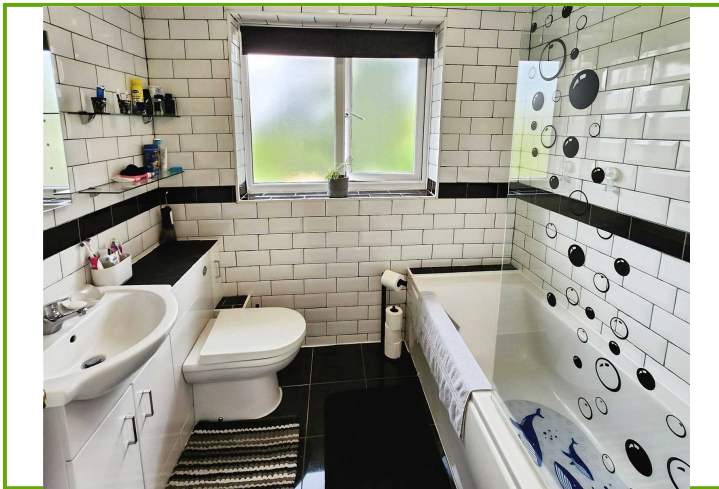
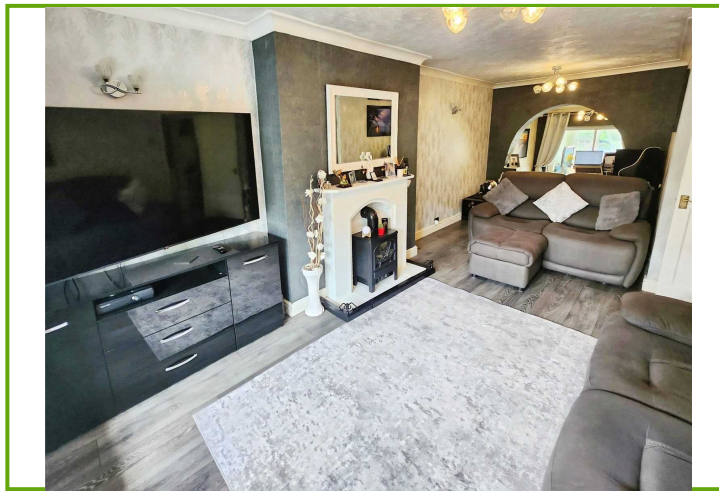
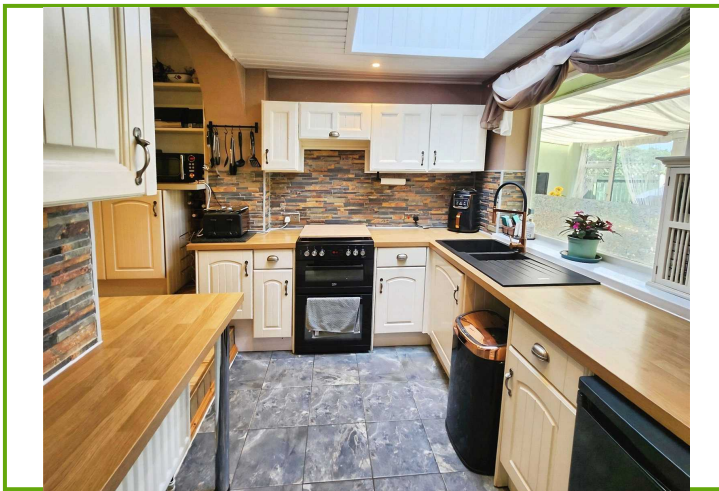




Boot Hill, Grendon, Atherstone,
Warwickshire, CV9

Asking Price: £300,000

Tenure: Freehold



your-move.co.uk

Boot Hill, Grendon, Atherstone, Warwickshire, CV9

Asking Price: £300,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
Local Authority: North Warwickshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

What a property this is and it needs to be viewed to be fully appreciative of what is on offer. Please call our Nuneaton Branch today to arrange your viewing. This is impressive to say the least.

Description
A BEAUTY ON BOOT HILL !!!! Your Move are delighted to offer For Sale this Three/Four Bedroom Semi Detached House which needs to be viewed to appreciate the size and accommodation on offer. In brief the property consists of to the Ground Floor an Entrance Porch, Entrance Hall , Lounge, Dining Room ,Kitchen , Breakfast Room,Conservatory, Utility ,Shower Room and Study Room/Bedroom Four whilst to the First Floor there are Three Bedrooms and a Bathroom. To the outside there is a Driveway leading to the Garage and an Extensive Low Maintenance Rear Garden. The property also benefits from Double Glazing and Gas Central Heating. Freehold , EPC Rating D.

Location
Situating within One mile of Atherstone Town Centre. Close to all the amenities you need. Also within easy reach of A42,M42,M1 and M6 Motorway ideal for commuting.

Entrance Porch
With Tiled Flooring.

Entrance Hall
5'11" x 12'4" (1.8m x 3.76m)
With Laminate Flooring and Staircase Off.

Lounge
11' x 21'5" (3.35m x 6.53m)
With Laminate Flooring.

Dining Room
6'11" x 8'5" (2.1m x 2.57m)
With Laminate Flooring and Patio Doors leading to the Conservatory.

Kitchen
7' x 9'1" (2.13m x 2.77m)
With Range of Wall and Base Units and Solid Wood Worktops , Inset Sink Unit,Tiled Flooring,Spotlights to the Ceiling and Velux Roof Window.

Breakfast Room
6'7" x 8'11" (2m x 2.72m)
With Wood Flooring and Storage Units and Spotlights to the Ceiling.

Study Room/Bedroom Four
8'10" x 8' (2.7m x 2.44m)
With Velux Roof Window and Laminate Flooring.

Conservatory
16'4" x 9'4" (4.98m x 2.84m)
With Laminate Flooring and Double Doors leading out to the Rear.

Utility Room
7'8" x 7' (2.34m x 2.13m)
With Tiled Flooring and Spotlights to the Ceiling with Space for Utilities.

Shower Room
7'11" x 6'7" (2.41m x 2m)
With Double Shower Cubicle,Low Level Wc,Wash Hand Basin ,Velux Roof Window , Fully Tiled and Spotlights to the Ceiling.

Landing
With Pull Down Loft ladder leading to boarded and carpeted Loft with Dormer Window to the Rear.

Bedroom One
11'1" x 12'4" (3.38m x 3.76m)
With Fitted L Shaped Mirrored Wardrobes.

Bedroom Two
9'11" x 9'1" (3.02m x 2.77m)
With Open Views.

Bedroom Three
6'1" x 9'3" (1.85m x 2.82m)
With Fitted Storage Cupboard.

Bathroom
6'1" x 7'1" (1.85m x 2.16m)
With Bath and Rainfall Shower Over , Low Level Wc,Wash Hand Basin and Vanity Unit , Fully Tiled with Heated Towel Rail.

Garage
8'8" x 16'1" (2.64m x 4.9m)
With Electric Roller Shutter , Power and Lighting.

Outside
Outside to the Front having Block Paved Driveway for Three Cars leading to the Garage



For full EPC please contact the branch.

and an Enclosed and Secure Extensive Mature Rear Garden with Patio Areas,Gravelled Areas, Mature Shrubs and Three Storage Sheds with Extensive Open Views beyond.

Views
With Open Views to the Rear .

North Warwickshire Council

Council Tax Band C

Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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