



13 Ferrers Drive, Grendon, Atherstone, Warwickshire, CV9 2RU

Offers Over £270,000

13 Ferrers Drive, Atherstone CV9 2RU

MODERN 2021 - LOVELY FAMILY HOME OR BTL INVESTMENT 3 BEDROOM SEMI DETACHED HOUSE WITH SOUTH EAST FACING GARDEN & E.V CHARGING POINT*** in rural GRENDON, North Warwickshire, close to the popular market town of Atherstone boasting local Amenities....***NO UPWARD CHAIN***



Council Tax Band: C



MODERN Homes

A 2021 Beautifully presented THREE BEDROOM SEMI DETACHED HOUSE WITH SOUTH-EAST FACING GARDEN by TILIA Homes, set in a quiet Cul-de-Sac in the desirable parish of Grendon, North Warwickshire; a short distance from Tamworth and Atherstone. Family friendly, the Location boasts exceptional amenities including access to road links (A5, M42, A444 etc), local schools, shops, Aldi UK National Head Office, Twycross Zoo and Atherstone Golf Club.

MOVE-IN Ready with great Kerb appeal the property features a rear aspect living room with French doors opening out to it's well maintained South East facing Garden, kitchen diner with integral dishwasher, fridge freezer, washer dryer, cooker and ceramic hob and downstairs W/C.

The first floor comprises of a family bathroom with shower, three Bedrooms (one with fitted wardrobes and one with built in storage) and En-Suite shower room to the Master.

Externally there is a side 2 CAR DRIVEWAY with an Electric Vehicle charging point and gated access leading to the Garden with patio, lawn and external light and power backing onto a bowling green.

DIMENSIONS (to widest point. See floorplan):

- Lounge: 15'8" x 9'6" (4.76m x 2.90m)
- Kitchen Diner: 15' x 11' (4.56m x 3.36m)
- Bedroom 1: 10'8" x 9'8" (3.26m x 2.94m)
- Bedroom 2: 11'8" x 8'2" (3.55m x 2.48m)
- Bedroom 3: 8'3" x 7'2" (2.52m x 2.18m)
- Bathroom: 8'2" x 6'8" (2.48m x 2.03m)

- Total floor area: 83 Sq.M.

NOTE:

- Council Tax Band: C
- EPC rating: B (84)
- Annual Service Charge £259 (2025).

TENURE:

- Freehold
- NO CHAIN.

FOR FURTHER INFORMATION & SHOWING

Contact MAISON Estates

Draft details, awaiting vendor approval.

1) Disclaimer for virtual showings:

If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the

property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.





Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		