



**3 Bedroom House - Semi-Detached**  
**located on Grovers Close,**  
**Atherstone**  
**£260,000**

 **UP Estates**



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**£260,000**

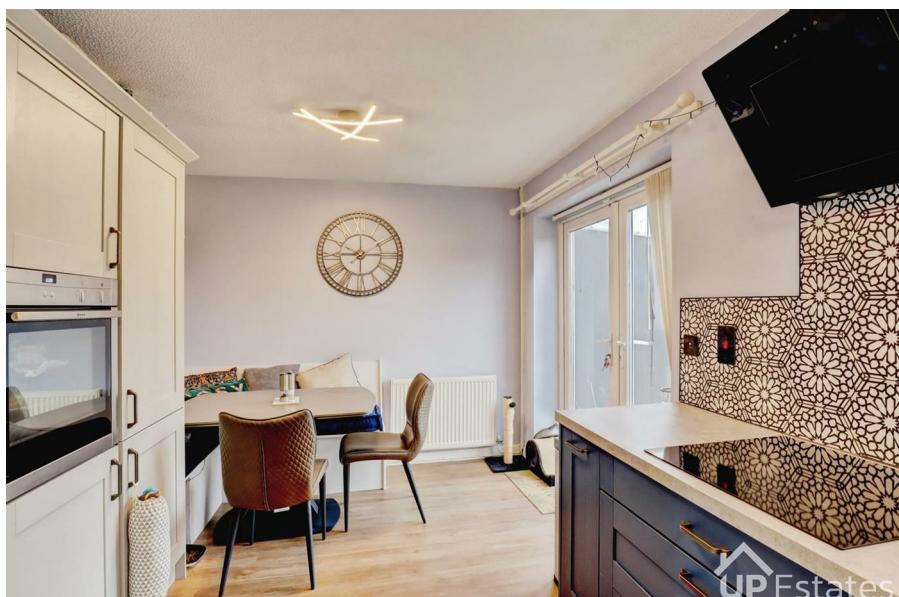
- THREE BEDROOM SEMI-DETACHED HOME
- QUIET RESIDENTIAL LOCATION IN MANCETTER
- COSY LIVING ROOM WITH RUSTIC WOOD BURNER
- MODERN KITCHEN/ DINER WITH GARDEN VIEWS
- GROUND FLOOR WC FOR ADDED CONVENIENCE
- PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- IDEAL FOR GROWING FAMILIES AND FIRST TIME BUYERS

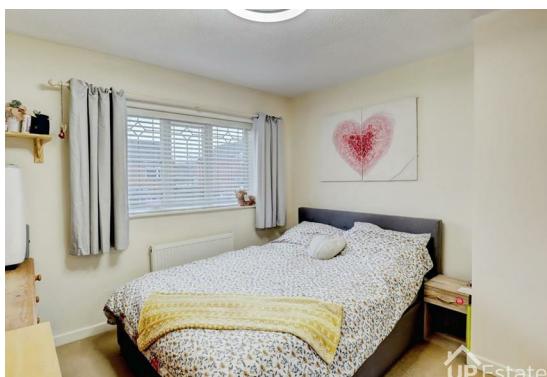
\*\*Situated in the residential location of Glover's Close, Atherstone, this well-presented three-bedroom semi-detached home offers comfortable and versatile living, ideal for first-time buyers or growing families.\*\*

You are welcomed into the property via an airy entrance hallway, setting the tone for the warm and inviting accommodation throughout. The cosy living room features a characterful built-in wood burner, beautifully framed by exposed brickwork, creating a rustic focal point perfect for relaxing evenings. To the rear of the property is a modern kitchen/diner, offering ample built-in units for practical storage and flexible family living, with pleasant views overlooking the rear garden. Completing the ground floor is the added convenience of a downstairs WC.

The first floor comprises three well-proportioned bedrooms and a family bathroom, which benefits from both bath and shower facilities, catering to modern family needs. Externally, the property enjoys a good-sized rear garden, a front lawn area, and a private driveway providing parking for two vehicles. Ideally positioned in a quiet residential setting, the home is conveniently located close to local schools, including St Benedict's Catholic Primary School, with shops and amenities just a short drive away.

Early viewing is highly recommended to appreciate all this lovely home has to offer.





## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



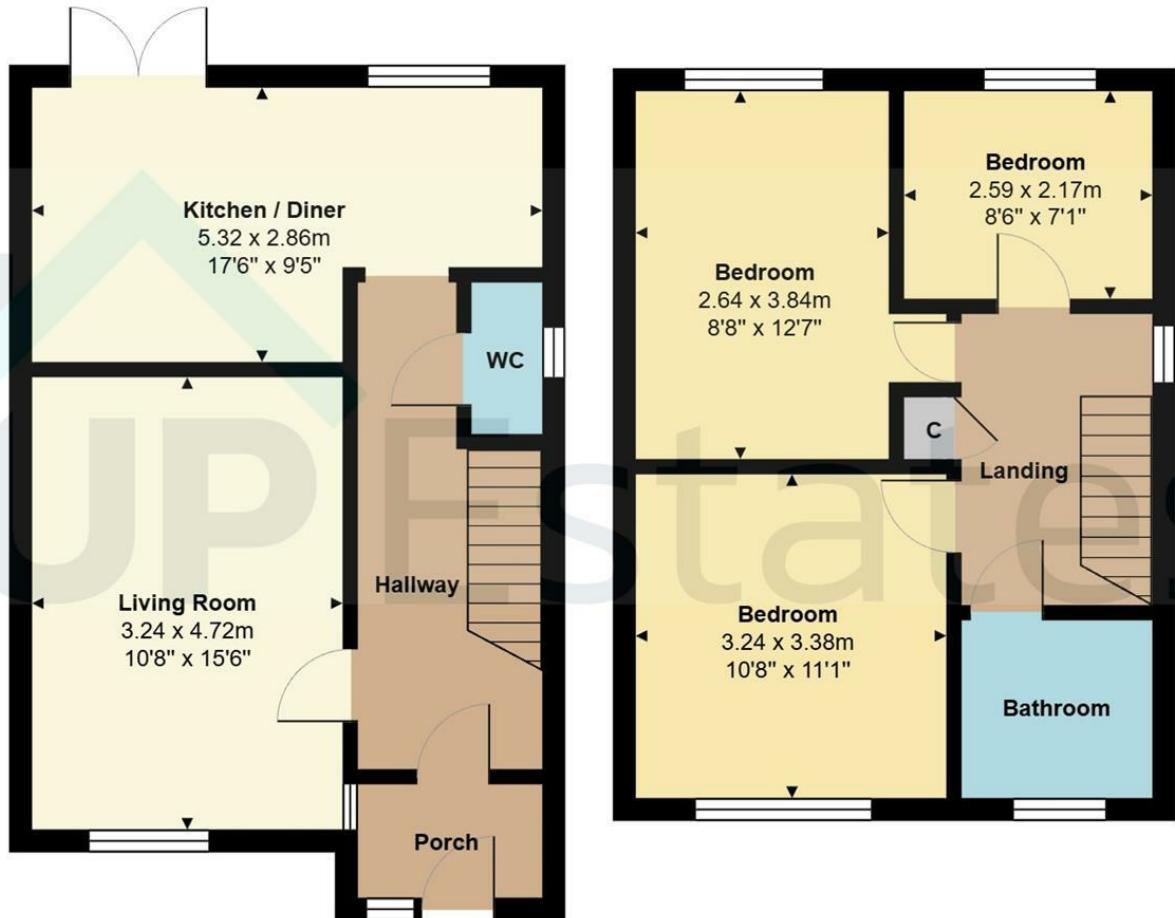


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## Glovers Close, Atherstone



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Total Area: 82.4 m<sup>2</sup> ... 886 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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