



wards
Residential

21 Hallfield, Atherstone, CV9 3PN
£240,000

Freehold

NO CHAIN. A three-bedroom semi-detached property offering spacious accommodation throughout and presenting an excellent opportunity for modernisation and improvement. The property requires slight refurbishment but provides fantastic potential for purchasers looking to create a family home tailored to their own tastes and requirements. Accommodation briefly comprises a living room, kitchen, three bedrooms and a family bathroom, with sizable front and rear gardens. Ideal for investors, developers or buyers seeking a project.

Entrance Hall

2.7 x 1.85 Metres

Welcoming entrance with UPVC front door, access to the kitchen and housing the staircase to the first floor of the property.

Lounge/Diner

5.76 x 4.08 Metres

Extensive living and dining area with large UPVC double glazed windows to the front and rear aspect of the property providing an abundance of natural light. Additionally, the living area has a feature fireplace.



Kitchen

4.07 x 3.58 Metres

Fitted with wooden wall and base units with contrasting work surfaces and space for appliances. Dual aspect UPVC double glazed windows to the side and rear elevation. Sizable under stairs cupboard providing ample storage space.

Utility

1.51 x 0.88 Metres

Useful area with plumbing for a washing machine and shelving for additional storage. UPVC double glazed obscured glass window to the rear elevation and folding door.

Back Porch

1.51 x 1.05 Metres

Access to the rear garden, kitchen and utility area.





Landing

Master Bedroom

4.07 x 3.1 Metres

Large double bedroom to the front of the property with large UPVC double glazed window overlooking the front garden. Fitted airing cupboard housing the hot water tank for the property.

Bedroom 2

4.09 x 2.66 Metres

Second double bedroom to the rear of the property large UPVC double glazed window to the rear elevation.

Bedroom 3

3.1 x 1.88 Metres

With a front facing double glazed window and over stairs storage cupboard.

Bathroom

1.86 x 1.7 Metres

Fitted with a 2 piece white bathroom suite comprising of a pedestal sink and bath with shower over. Tiled surrounds with obscured UPVC double glazed window to the rear.

WC

1.7 x 0.83 Metres

Low flush WC with side facing double glazed window.



Outside

Externally, the property benefits from sizable front and rear gardens. The front features a lawned garden, mature tree, enclosed boundaries with timber fencing, and gated side access to the rear. To the rear there is a paved patio area and access to a rear driveway offering off road parking.

Location

Twycross is a highly regarded North Warwickshire village set in attractive countryside on the Warwickshire, Leicestershire and Staffordshire borders. The village offers a peaceful rural setting whilst remaining conveniently positioned for access to a range of nearby market towns and centres, including Atherstone, Market Bosworth, Hinckley, Nuneaton and Tamworth. Excellent road links via the A444, A5 and M42 provide straightforward commuting to Birmingham, Leicester and the wider Midlands region.

Locally, Twycross is well known for its village community, countryside walks and the internationally renowned Twycross Zoo. The area benefits from a range of everyday amenities in neighbouring villages and towns, together with well-regarded schooling and a variety of leisure and recreational opportunities, making it a popular location for families and those seeking a balance between rural living and accessibility.

EPC Rating - D (63)

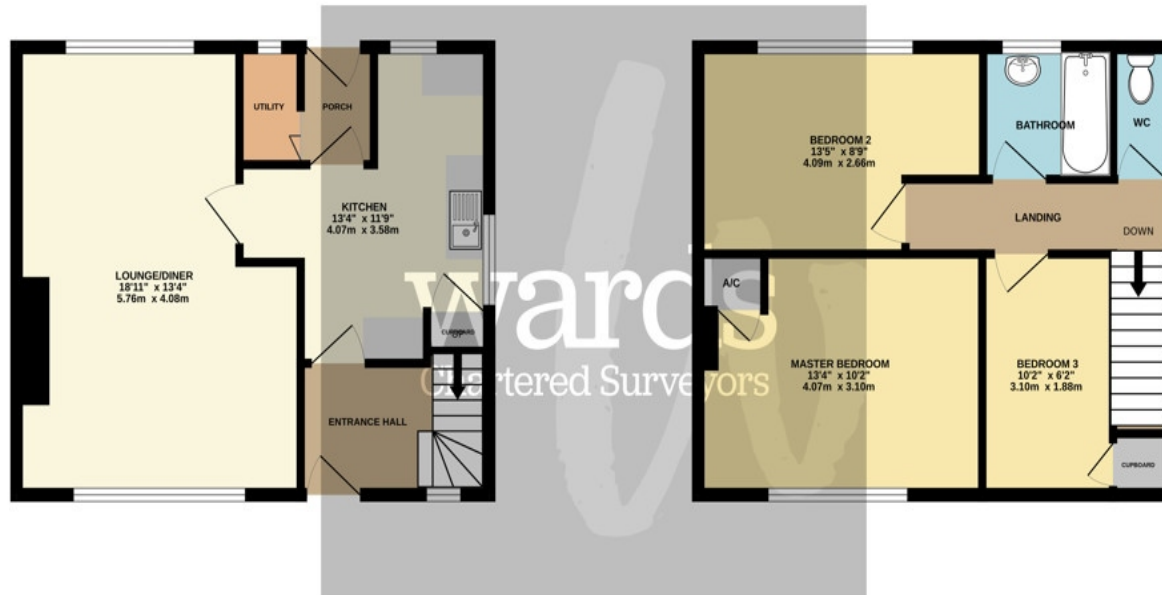
Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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wards
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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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