



Tamworth Road, Wood End, Atherstone

Guide Price £495,000

- NO CHAIN
- Newly Refurbished
- Three Reception Rooms
- Four Good-Sized Bedrooms
- Generous Rear Garden
- Stunning Detached House
- Finished To A High Standard Throughout
- Modern Kitchen/Diner
- D/S WC - Bathroom - Two En-suites
- Freehold - EPC Rating D - Council Tax Band E

109 Tamworth Road, Atherstone CV9 2QQ

We are favoured with instructions to offer for sale this newly refurbished and recently extended traditional detached property which has been a family home for many years. Partitions have been made to the side and rear of the property and it now has created a most impressive dwelling of which viewing is highly recommended. Downstairs there are two reception rooms, a very large kitchen breakfast family room with utility off and a rear lobby with guests cloakroom. Upstairs there are four bedrooms, two of which have en-suites and a family bathroom. A new garage has been added to the rear.

Enjoying a position close to the centre of Wood End the property has open fields to the front yet is just a short drive from junction 10 of the M42 which intersects with the A5. This allows travelling to Birmingham city centre and other midland towns relatively easy yet allows the occupants easy access to the Warwickshire countryside.



Council Tax Band: E



Agent Note

The Government have recently proposed new EPC regulations which will change the MESS, which are planned to take effect in 2025. The new EPC regulations state that all rental properties in England and Wales must have an EPC rating of 'C' or above. These proposed changes will be phased in, the new regulations will be introduced for new tenancies first from 31 December 2025 and will subsequently apply to all tenancies from 31 December 2028. It is also proposed that the penalty for not having a valid EPC will be raised from £5,000 to £30,000 from 2025.



Directions

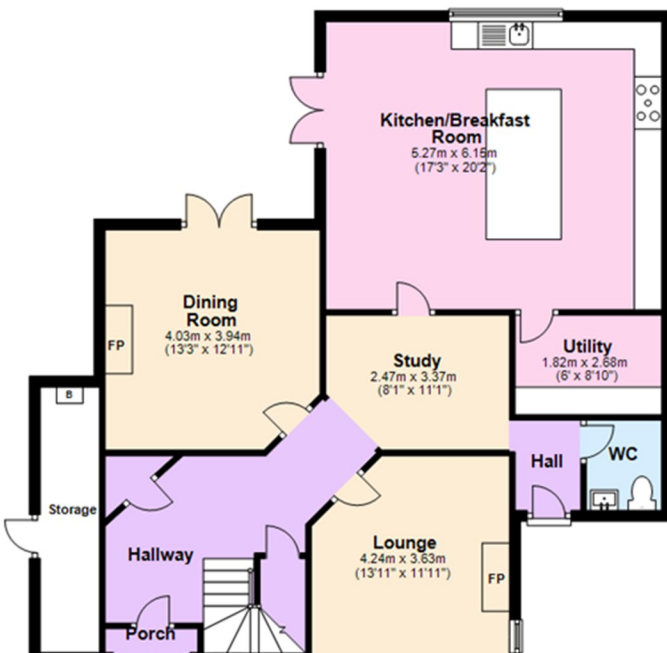
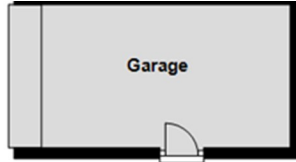
Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor
Approx. 97.8 sq. metres (1052.4 sq. feet)

