



## Oakwood, Wood End, Atherstone

£359,950

- ENTRANCE HALL
- ENSUITE SHOWER ROOM TO BEDROOM ONE & FAMILY BATHROOM
- FULL WIDTH KITCHEN DINING ROOM WITH INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- DOUBLE PARKING TO THE FRONT
- FOUR BEDROOMS OVER THREE FLOORS
- BI-FOLD DOORS FROM KITCHEN
- GUESTS CLOAKROOM
- CARPETS INCLUDED



CALDERS-2 OAKWOOD WOOD END ATERSTONE CV9 2FW

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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## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	