



130, Tamworth Road Wood End, Warwickshire, CV9 2QQ

HOWKINS &
HARRISON

130, Tamworth Road,
Wood End, Atherstone,
Warwickshire, CV9 2QQ

Guide Price: £330,000

A three bedroom, double fronted, traditional end of terraced family home situated within a popular residential location. Offering plenty of space totalling over 1500sqft, in brief comprising:- entrance hall, large 'L' shaped sitting room, separate dining room and 19ft fully glazed family room to the rear, kitchen and utility room.

To the first floor are three double bedrooms and a four piece spacious bathroom. Externally offering off road parking and a delightful rear garden.

An early internal viewing is strongly recommended.

Features

- Spacious family home
- Three large reception rooms
- Three good size double bedrooms
- Ample off road parking
- Delightful rear garden



Location

Wood End is a sought after village situated close to Junction 10 of the M42 and the midlands motorway network. This property is ideally positioned within a short drive of neighbouring pretty villages of Baxterley and Hurley also, sitting equal distance between Atherstone and Tamworth. The location provides vast commuting and easy access to destinations throughout the Midlands.

Atherstone - 5.6 miles

Tamworth - 6.5 miles



Accommodation Details – Ground Floor

The front door leads directly into an entrance hall with staircase rising to the first floor. Off to the right is a door leading into a spacious 'L' shaped sitting room having two double glazed windows to the front elevation and double glazed French doors leading onto the rear garden, a feature fireplace with open faced brick surround and double opening doors that lead through to the excellent size family room which has double glazed French doors and windows overlooking the rear garden and apex ceiling skylight windows. A door then leads into the kitchen which comprises a comprising range of eye-level and base units with ample preparation surface, space for cooker with extractor hood above, tiled flooring and door leading through to useful utility room. Finally with a window to the front elevation is a separate dining room having a feature fireplace.

First Floor

From the entrance hall, the staircase rises to the first floor landing with doors leading off to:- three excellent size bedrooms and a family bathroom with both bath and shower cubicle.

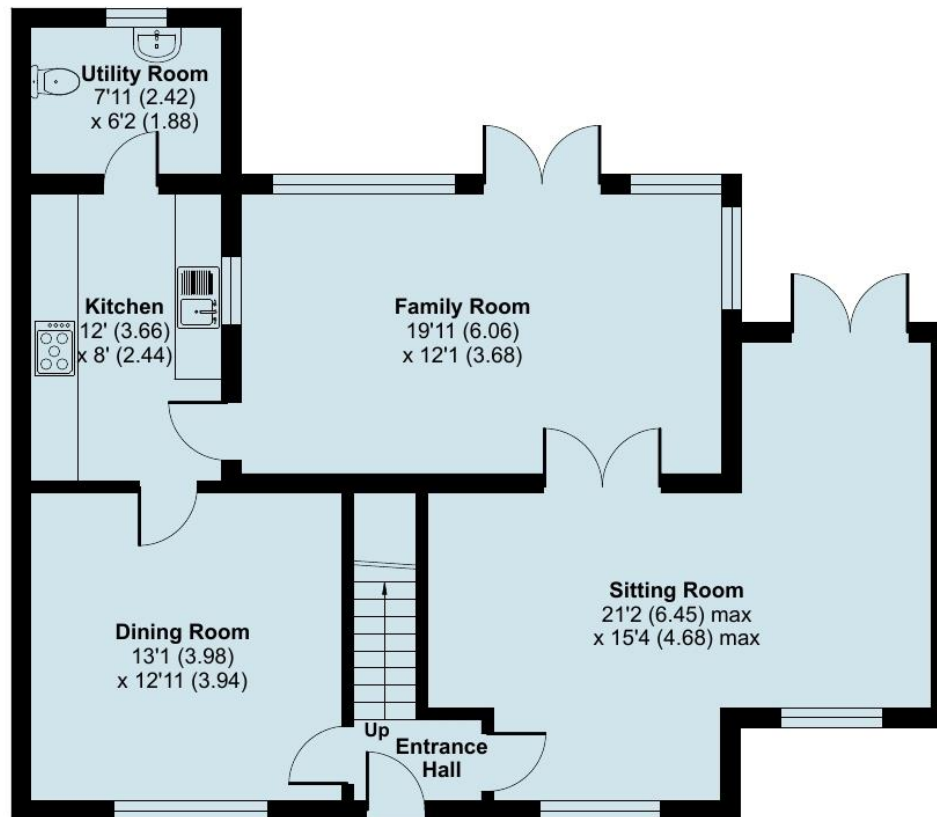
Tamworth Road, Atherstone, CV9

Approximate Area = 1541 sq ft / 143.2 sq m

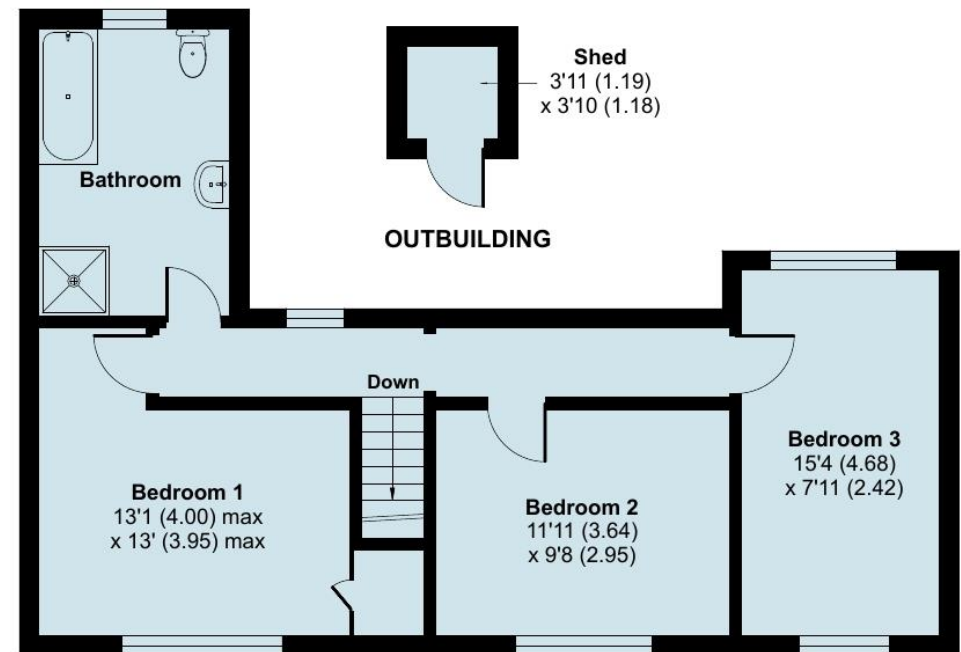
Outbuilding = 15 sq ft / 1.4 sq m

Total = 1556 sq ft / 144.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Outside

Externally to the front of the property there is a driveway providing parking and side pedestrian access to a delightful rear garden which is mainly laid to lawn with mature borders garden shed / store, a variety of trees and shrubs.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property. There is gas central heating and broadband is connected.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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