



## Johnson Street, Wood End, CV9 2QW

Pointons Estate Agents welcome you to Johnson Street, Wood End - a charming property that is sure to capture your heart! This end terrace house, built around 1900's, boasts a delightful blend of character and modern upgrades.

As you step inside, you'll be greeted by a Tardis with three inviting reception rooms, offering ample space for entertaining or relaxing with your loved ones. With five cosy bedrooms and two bathrooms, there's plenty of room for the whole family to unwind and recharge.

This property has been extended and meticulously improved, ensuring a comfortable and stylish living experience. One of the highlights of this home is the large garden to the rear, providing a tranquil escape from the hustle and bustle of everyday life. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is a true gem.

To truly appreciate the charm of this home, a viewing is essential and can be arranged by contacting our office for an appointment,

- EXTENDED, WELL PRESENTED HOME IN VILLAGE
- THREE RECEPTION ROOMS, PLAYROOM / STUDY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FIVE BEDROOMS OVER THREE FLOORS
- GARAGE
- COUNCIL TAX BAND B, EPC: E
- MASTER WITH ENSUITE
- GARDEN TO REAR WITH SUMMER HOUSE & SHED
- VIEWING BY PRIOR APPOINTMENT

**Asking Price £310,000**

**Entrance**

Via double glazed entrance door leading into:

**Entrance Hall**

Radiator, Flagstone style tiled flooring, stairs to first floor landing with under-stairs storage cupboard, door to:

**Sitting Room**

11'9" x 10'0" (3.58m x 3.06m)

Radiator, Flagstone style tiled flooring,, door leading into lounge and opening to:

**Fitted Kitchen**

10'11" x 15'0" (3.34m x 4.58m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer and stainless steel swan neck mixer tap, space for American style fridge/freezer, built-in eye level electric fan assisted, ceramic hob, built-in microwave, extractor hood, double glazed window to rear, double radiator, Flagstone tiled flooring with sunken low-voltage spotlights and roof light, door to:

**Utility**

6'4" x 3'8" (1.93m x 1.12m)

Base and eye level units and cupboards, plumbing for washing machine, space for tumble dryer, extractor fan.

**Cloakroom**

Two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashback, coving to textured ceiling.

**Dining Room**

10'10" x 17'9" (3.30m x 5.40m)

Double glazed window to side, radiator, wooden laminate flooring, TV point, wall lights, double glazed French style double doors with matching side panels to garden.

**Lounge**

23'11" x 16'7" (7.29m x 5.06m)

Being 'L' shaped and with double glazed bow window to front, radiator, feature fireplace, TV point, doors to:

**Bedroom**

11'6" x 10'11" (3.50m x 3.32m)

Double glazed bow window to front, radiator, wooden laminate flooring.

**Playroom**

6'7" x 6'7" (2.00m x 2.00m)

Double glazed window to side, radiator.

**Landing**

Radiator, coving to textured ceiling and doors to:

**Bedroom**

11'9" x 10'11" (3.58m x 3.34m)

Double glazed window to front, radiator, coving to textured ceiling.

**Bedroom**

11'11" x 6'9" (3.63m x 2.05m)

Double glazed window to rear, radiator.

**Bedroom**

8'11" x 7'1" (2.73m x 2.16m)

Double glazed window to rear, radiator, coving to textured ceiling, door to Storage cupboard.

**Storage cupboard.**

Housing gas combination boiler serving central heating and domestic hot water

**Family Bathroom**

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiling to all walls, heated towel rail, extractor fan, double glazed window to rear, ceramic tiled flooring.

**Lobby**

Double glazed window to front, stairs to second floor landing with under-stairs storage cupboard.

**Master Bedroom**

16'9" x 16'4" (5.11m x 4.98m)

Double glazed skylights, radiator and door to:

**En-suite Shower Room**

Fitted with three piece suite comprising double shower cubicle, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, tiled splashback, double glazed skylight to rear.

**Garage**

Up and over door, personal door. power and light connected

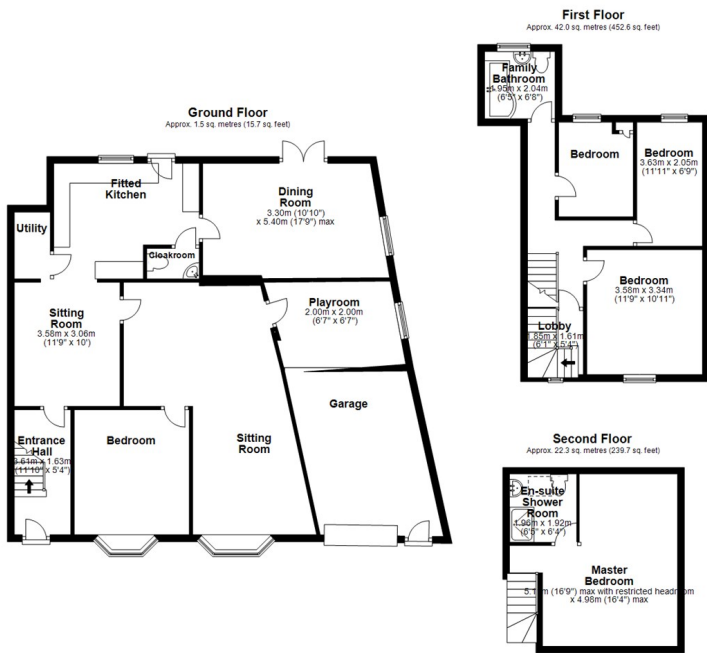
**Outside**

To the rear is an enclosed block paved patio with side access. Number 29 has a right of way through to rear at this part. The remainder is a private enclosed garden with summer house, storage shed, dining area and lawn.

**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is charged through North Warwickshire Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	53	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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