



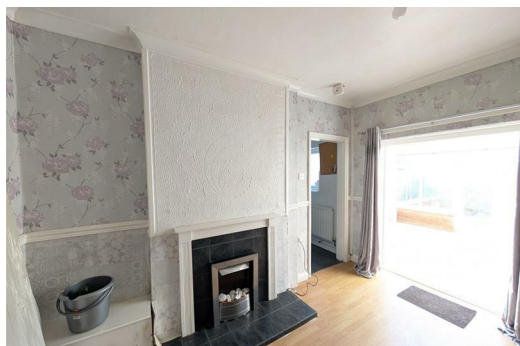
Johnson Street, Wood End CV9 2QW £129,950

Nestled in the charming village of Wood End, this delightful house on Johnson Street offers a wonderful opportunity for those seeking a family home with character. Built in 1890, the property boasts a generous 1,001 square feet of living space, providing ample room for family life and entertaining.

The house features two reception rooms, perfect for relaxing with loved ones or hosting gatherings. With three well-proportioned bedrooms, there is plenty of space for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is its generous garden, which could offer a tranquil outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. While the home requires some loving attention, it presents an exciting project for those looking to put their personal touch on a property with great potential.

Situated in a picturesque village location, this house combines the charm of rural living with the convenience of nearby amenities. Whether you are a first-time buyer or a family looking to settle down, this property is a fantastic opportunity to create a warm and welcoming home. Don't miss the chance to make this house your own and enjoy the peaceful lifestyle that Wood End has to offer.



Hall

Having Upvc entrance door, central heating radiator, stairs to first floor landing and door off which leads:

Living Room

11'9" x 13'8" (3.58m x 4.17m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window.

Dining Room

11'9" x 9'11" (3.58m x 3.02m)

Having tiled feature fireplace with inset electric fire, wood effect laminate flooring, power points, central heating radiator, power points, Upvc double glazed French doors to the conservatory, doors off which lead

Kitchen

11'9" x 6'3" (3.58m x 1.91m)

Being half tiled and having 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units above and below, space for domestic appliances. Further matching rolled top work surface with fitted units above and below. Gas and electric cooker points, power points, central heating radiator, ceramic tiled floor and Upvc double glazed flush window.

Conservatory

11'11" x 10' (3.63m x 3.05m)

Having central heating radiator, power points, Upvc double glazed windows and Upvc double French doors to the rear garden

Hallway

Having tiled floor, central heating radiator and door to:

Tiled Bathroom

Having a white suite comprising of a panelled bath with shower above, pedestal wash hand basin and low level WC. Ceramic tiled floor, central heating radiator and Upvc double glazed frosted flush window.

Landing

Stairs to the first floor gallery landing with Upvc double glazed flush window and doors off which lead:

Bedroom 1

11'11" x 10'11" (3.64m x 3.32m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window.

Bedroom 2

8'10" x 9'7" (2.68m x 2.92m)

Having storage cupboard housing combination boiler, power points, central heating radiator and Upvc double glazed flush window over looking the rear garden.

Bedroom 3

11'10" x 6'9" (3.60m x 2.07m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Outside

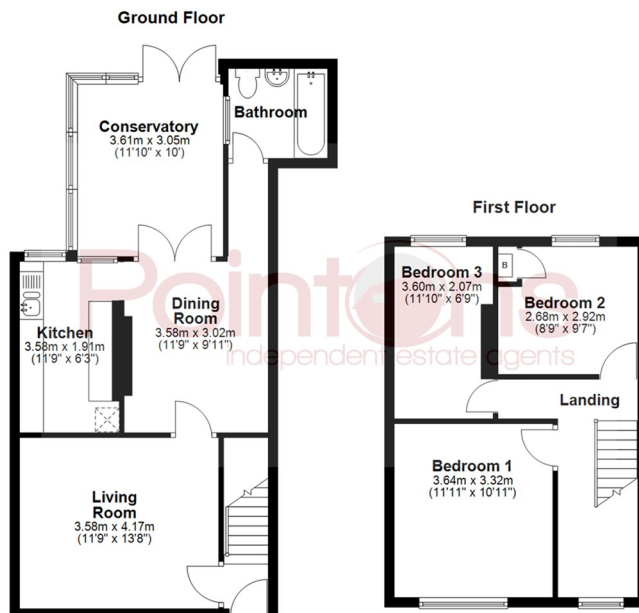
The property has the benefit of a generous rear garden with patio area. The garden at present is overgrown.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating D

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.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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