



1a Miners Walk, Wood End, ATHERSTONE

burchell
edwards

1a Miners Walk, Wood End, ATHERSTONE, CV9 2SA

for sale
£200,000



Property Description

This idyllic site sits near Wood End providing useful amenities, along with easy access to the A5 and M42. The property itself sits well on an excellent corner plot and behind the attractive exterior is an equally stylish and modern interior.

The home offers a welcoming entrance hall along with a very large lounge with a separate dining area. These reception spaces are full of light owing the large windows which give a fantastic view of the peaceful setting. The bedrooms are good sizes and both the spacious kitchen and bathroom are well looked after with modern fixtures and decor. The property also has allocated parking outside the home and a tidy, low maintenance garden to the side of the home.

An internal inspection of this property is highly recommended to fully appreciate both the home and its location- so call today for more information and to see inside!

Entrance Hallway

Central heating radiator.

Lounge

19' 5" x 14' 11" (5.92m x 4.55m)
Double glazed window to front elevation, two double glazed windows to side elevation, double glazed window to rear elevation, two central heating radiators and electric fire place.

Dining Room

8' 7" x 9' 7" (2.62m x 2.92m)
Double glazed window to front elevation and central heating radiator.

Kitchen

14' 4" x 9' 5" (4.37m x 2.87m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for Range cooker, space for appliances, cooker hood, central heating radiator.

Rear Hallway

Storage cupboard housing oil fuelled boiler.

Bedroom One

12' 6" to wardrobe x 9' 6" (3.81m to wardrobe x 2.90m)

Double glazed window to rear elevation, two central heating radiators and fitted bedroom furniture.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle.

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to front elevation, central heating radiator and fitted bedroom furniture.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, corner bath and central heating radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online burchelledwards.co.uk/Property/TAM207268

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TAM207268 - 0004