



Wood Street, Wood End, Atherstone

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## Property Description

This ideal first home or investment is offered for sale with no onward chain. The property offers a spacious lounge over 22 feet long leading on to a good sized kitchen. The garden is sure to please being well maintained with mature shrubs and plants adding to the appeal.

The home features two bedrooms along with a wet room- all ready for a new owner to enjoy. Call us today for more information and to see inside!

### Entrance Porch

Double glazed windows to side elevation.

### Lounge

Bow window to front elevation and central heating radiator.

### Kitchen

Double glazed window to rear elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, space for appliances, fridge freezer, space and plumbing for washing machine and tumble dryer.



## Landing

Loft access via hatch and all doors off.

## Bedroom One

Two double glazed windows to front elevation and central heating radiator.

## Bedroom Two

Built in furniture.

## Wet Room

Double glazed window to rear elevation, W.C, wash hand basin, walk in shower and central heating radiator.

## Loft Space

Boarded.

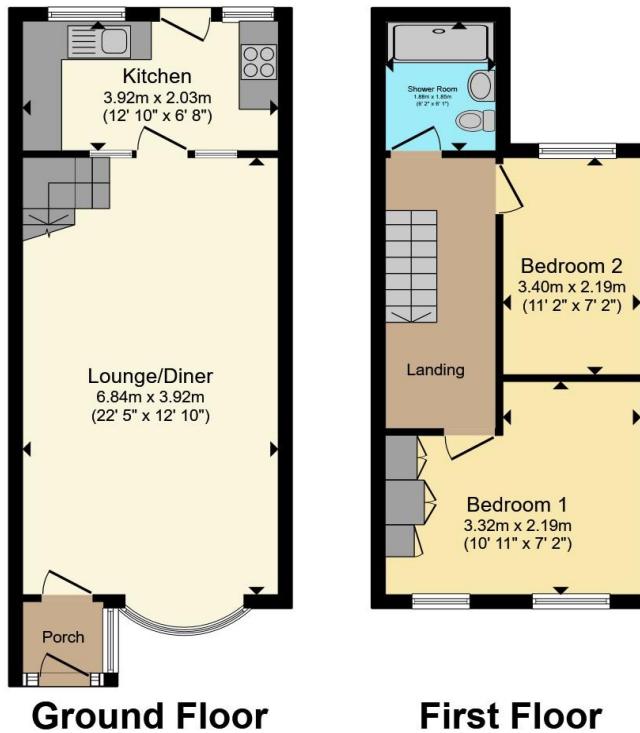
## Rear Garden

Slabbed patio area, block paved patio area, large lawned area, storage shed, mature shrubs and seating area.









Total floor area 67.9 m<sup>2</sup> (730 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

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