



Johnson Street
Wood End, Atherstone, CV9 2QW

£199,950

Property Features

- Three bedroom semi detached home arranged over three floors
- Spacious living room flowing through to the kitchen
- Open and sociable ground floor layout
- Fitted kitchen with access to WC and utility room
- Utility room with direct access to rear garden
- Two well proportioned bedrooms on the first floor
- Family bathroom located on the first floor
- Impressive top floor principal bedroom spanning full length
- Skylight in principal bedroom providing excellent natural light
- Private and enclosed rear garden with established planting



Full Description

This charming and spacious three bedroom home is arranged across three floors, offering a versatile and well thought out layout for modern family living. The property blends character with practicality, featuring generous living spaces and a unique flow that maximises both comfort and functionality throughout.

With a standout top floor principal bedroom, well proportioned additional rooms, and a large rear garden, the home offers a fantastic balance of indoor and outdoor living. Its flexible layout makes it well suited to a variety of lifestyles, from growing families to those needing work from home space.

THE FORE

To the front, the property presents an attractive facade with on street parking available. The home has a welcoming presence, with an atmosphere that blends well within its residential surroundings.

The approach is simple and low maintenance, allowing for easy access while maintaining a pleasant kerb appeal.

GROUND FLOOR

The ground floor offers a comfortable and sociable layout, beginning with a welcoming living room that flows directly into the kitchen. This open connection creates a natural hub of the home, ideal for both everyday living and entertaining, with plenty of space for seating and dining.

The kitchen is well arranged and practical, providing access to a ground floor WC and a separate utility room. The utility room adds valuable storage and workspace, while also offering direct access to the rear garden, enhancing the functionality of the home.

LIVING ROOM

13' 1" x 11' (3.99m x 3.35m)



KITCHEN/DINER

13' 1" x 11' 3" (3.99m x 3.43m)

UTILITY ROOM

5' 7" x 10' 1" (1.7m x 3.07m)

WC

3' x 6' 8" (0.91m x 2.03m)

FIRST FLOOR

The first floor comprises two well proportioned bedrooms, both offering comfortable accommodation with flexibility for a variety of uses such as guest rooms, children's bedrooms, or home office space.

Also located on this floor is the family bathroom, fitted with a functional suite. The layout is convenient and well balanced, with all rooms accessed from a central landing.

BEDROOM TWO

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM THREE

8' 5" x 10' 3" (2.57m x 3.12m)

BATHROOM

7' x 9' 5" (2.13m x 2.87m)

SECOND FLOOR

The second floor is dedicated to the impressive principal bedroom, which spans the full length of the property. This generous bedroom offers a calm and quiet retreat, with ample room for bedroom furnishings and additional storage if required.

A skylight allows natural light to pour into the room, enhancing the sense of space and creating a bright, airy atmosphere that makes this floor a real standout feature of the home.

BEDROOM ONE

11' 4" x 18' 5" (3.45m x 5.61m)

THE REAR

To the rear, the property benefits from a private and enclosed garden, offering a pleasant outdoor space for relaxing or entertaining. The garden features a mix of established planting and pathways, adding character while remaining manageable.

With direct access from the utility room, the garden



integrates seamlessly with the home's layout, providing both convenience and an enjoyable extension of the living space.

SHED

ANTI MONEY LAUNDERING

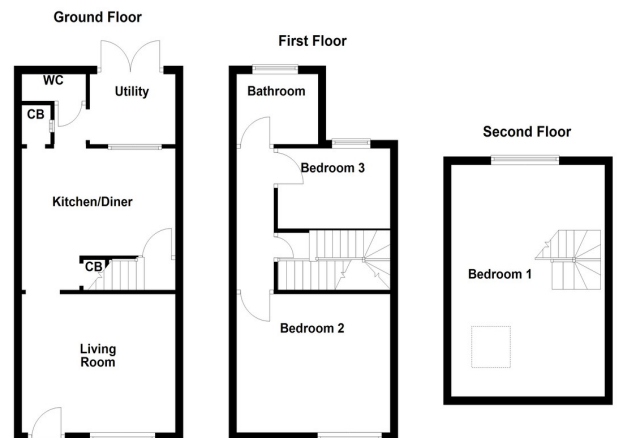
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements