



16 Boulters Lane, Wood End Atherstone, CV9 2QE

HOWKINS &
HARRISON

16 Boulters Lane, Wood End,
Atherstone, CV9 2QE

Guide Price: £395,000

An exceptionally well presented traditional three bedroom detached family home having well proportioned internal accommodation throughout.

There is an open plan kitchen breakfast room, a double glazed conservatory, to the first floor there are three good size bedrooms and a family shower room.

Outside to the front of the property there is off road parking, a delightful rear garden mainly laid to lawn, paved patio pagoda and fishpond.



Location

Wood End is a sought-after village situated close to Junction 10 of the M42 and the midlands motorway network. This property is ideally positioned within a short drive of neighbouring pretty villages of Baxterley and Hurley also, sitting equal distance between Atherstone and Tamworth. The location provides vast commuting and easy access to destinations throughout the Midlands.

Atherstone - 5.6 miles

Tamworth - 6.5 miles



Accommodation Details - Ground Floor

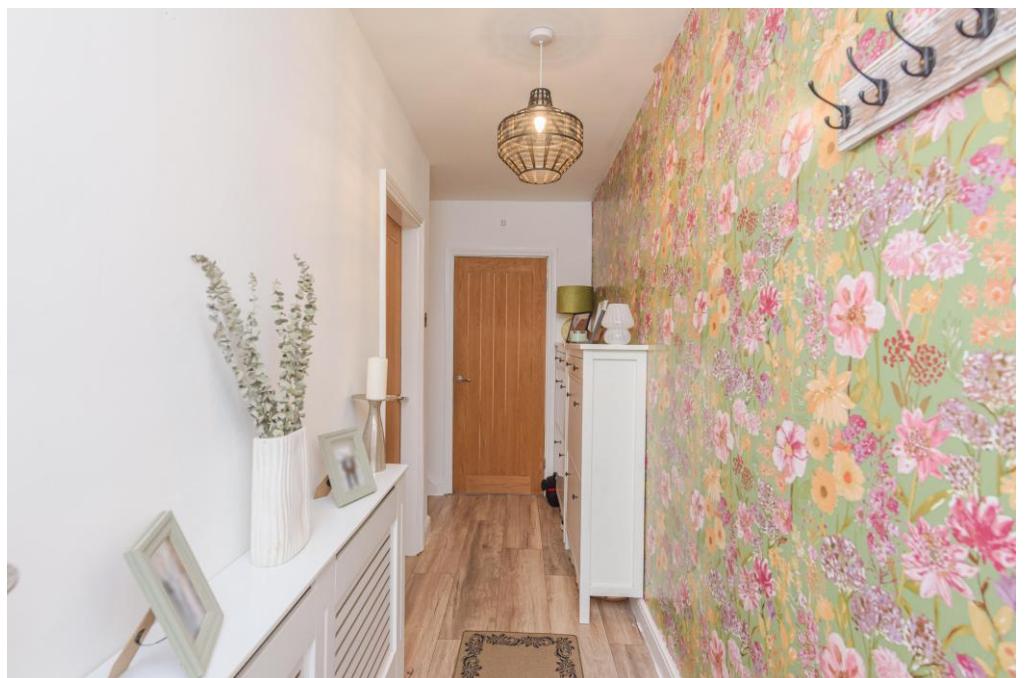
Entrance hall with doors leading off to spacious living room with double glazed window to the front elevation. Modern gas fire with feature surround mantle above.

The open plan kitchen breakfast room/ kitchen area comprising range of eye level and base units with complementary tiling. A cooker with gas hob and ovens below, stainless steel sink unit with mixer tap over. Open plan seating area with log burner and double glazed window to the rear elevation. There is a door leading to the conservatory with double glazed windows overlooking the rear garden and double doors leading to the rear garden.

First Floor

From the main entrance hall there is a stairway leading to the first floor landing with doors leading off to three good size bedrooms. The main bedroom having fitted wardrobes, the family shower room is newly fitted having fully tiled walls, surround tiled shower, twin wash hand basins with cupboards below and tiled flooring, also with a double glazed frosted window to the side elevation.





Outside

Outside the property has delightful front and rear gardens. At the front of the property, there is a gravel driveway providing off road parking.

At the rear the garden is mainly laid to lawn with mature borders, decorative patio pagoda and lovely ornamental fishpond.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Detached family home
- Spacious lounge with gas fire
- Open plan kitchen breakfast room
- Double glazed conservatory
- Three good size bedrooms
- Fully tiled Shower room
- Delightful front and rear gardens
- Driveway providing parking
- Energy Rating-D





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

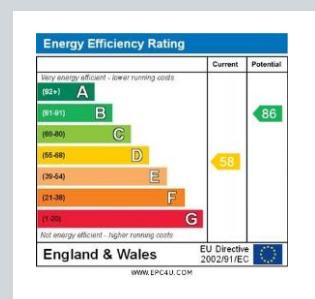
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax Band - C



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

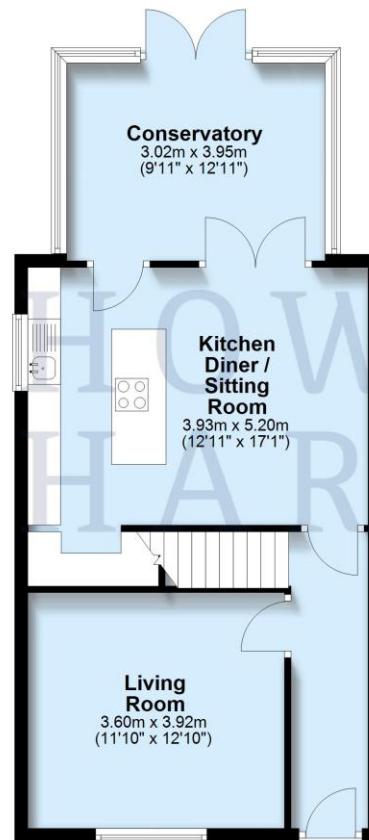
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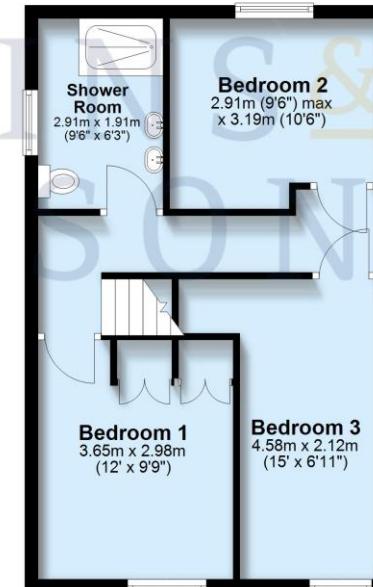
Ground Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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