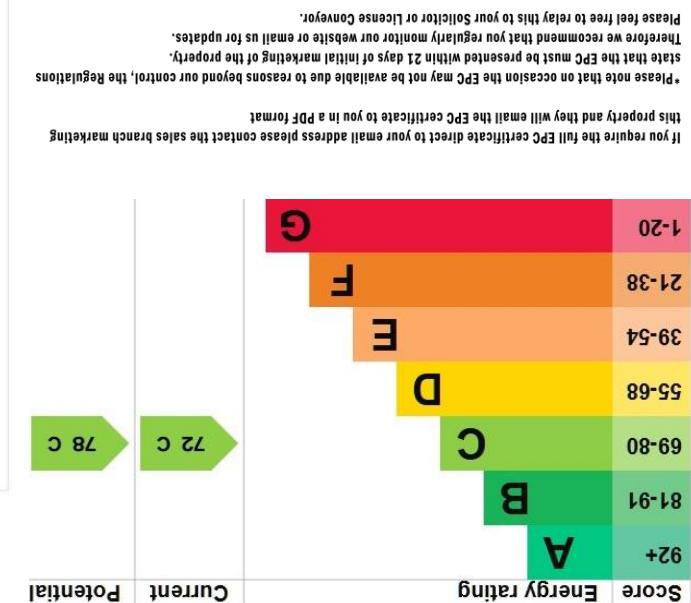
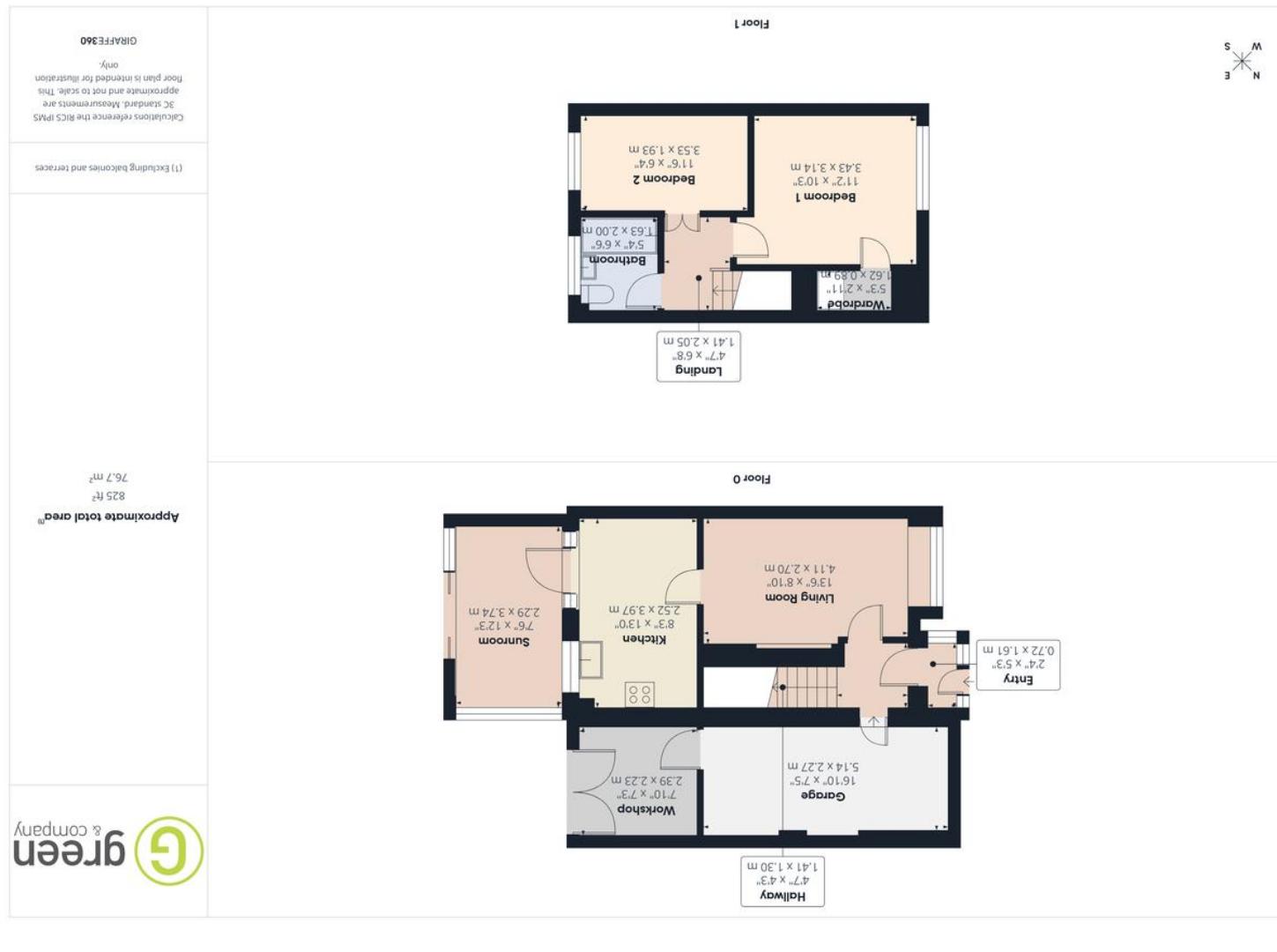


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)

 green  
& company



- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE WITH WORKSHOP TO REAR
- CONTEMPORARY KITCHEN
- CONSERVATORY WITH INSULATED ROOF
- MAIN BEDROOM WITH WALK IN WARDROBE



Pinewood Avenue, Wood End, Atherstone, CV9 2RS

£275,000

## Property Description

Featuring a tarmac driveway to the front this thoughtfully modernised semi-detached home has been upgraded to a very high standard. The property is entered via:-

PORCH With access into:-

HALLWAY With stairs rising to the first floor and door into:-

GARAGE 16' 10" x 7' 5" (5.13m x 2.26m) With remote controlled electric door, radiator and housing the boiler, the garage has a further door to the rear accessing a useful workshop/storage area with radiator and door leading to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LOUNGE 13' 6" x 8' 10" (4.11m x 2.69m) Having bay window to front, radiator, feature lighting, media wall and contemporary built in fireplace and useful under stairs storage space.

KITCHEN 8' 3" x 13' 0" (2.51m x 3.96m) A beautiful kitchen having a range of wall and base units with contrasting work surfaces and tiled splashbacks, extractor fan and space for appliances and door through to:-

CONSERVATORY 7' 6" x 12' 3" (2.29m x 3.73m) With insulated ceiling, radiator and doors leading to rear garden.

FIRST FLOOR

LANDING With loft access and doors to:-

BEDROOM ONE 11' 2" x 10' 3" (3.4m x 3.12m) With window to front, radiator and door to walk in wardrobe.

BEDROOM TWO 11' 6" x 6' 4" (3.51m x 1.93m) Having window to rear and built in wardrobe with sliding doors.

BATHROOM 5' 4" x 6' 6" (1.63m x 1.98m) Having window to rear, low level WC and sink built into vanity unit, bath with shower over, feature radiator and extractor fan.

REAR GARDEN Designed with entertaining in mind with power for an outdoor kitchen, the rear garden can be accessed from the front of the property. It has been thoughtfully landscaped with paved, gravel and decked areas as well as benefitting from a large shed and a raised lawn.

Council Tax Band C North Warwickshire Borough Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Central Heating  
Sewerage - Mains

Flood Risk  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
O2 - Good outdoor and in home  
EE - Good outdoor, variable in home  
Three, Vodafone - Variable outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5 Mbps.  
Broadband Type = Superfast Highest available download speed 73Mbps. Highest available upload speed 18Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyancer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444