

ROYSTON & LUND



Tamworth Road, Wood End, Atherstone

Offers In The Region Of £475,000

- NO CHAIN
- Finished To A High Standard Throughout
- Four Good-Sized Bedrooms
- Freehold - EPC Rating D - Council Tax Band E
- Stunning Detached House
- Three Reception Rooms
- D/S WC - Bathroom - Two En-suites

- Newly Refurbished
- Modern Kitchen/Diner
- Generous Rear Garden

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We are favoured with instructions to offer for sale this newly refurbished and recently extended traditional detached property which has been a family home for many years. Partitions have been made to the side and rear of the property and it now has created a most impressive dwelling of which viewing is highly recommended. Downstairs there are two reception rooms, a very large kitchen breakfast family room with utility off and a rear lobby with guests cloakroom. Upstairs there are four bedrooms, two of which have en-suites and a family bathroom. A new garage has been added to the rear.

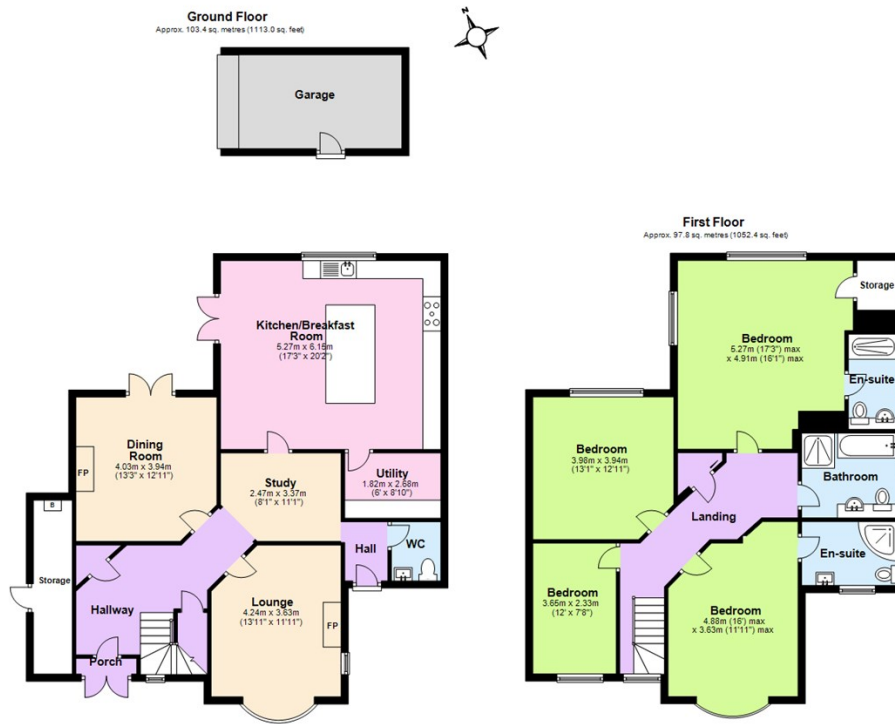
Enjoying a position close to the centre of Wood End the property has open fields to the front yet is just a short drive from junction 10 of the M42 which intersects with the A5. This allows travelling to Birmingham city centre and other midland towns relatively easy yet allows the occupants easy access to the Warwickshire countryside.



Council Tax Band: E







Total area: approx. 201.2 sq. metres (2165.4 sq. feet)
 Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken and any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		