



Pinewood Avenue

Wood End, Atherstone, Warwickshire, CV9 2RS

£255,000

Property Features

- Beautifully Presented and Extended Semi Detached Residence
- Reception Hallway
- Attractive Lounge
- Fitted Dining Kitchen
- Utility Room
- Two Double Bedrooms
- Bedroom One with Dressing Area and Luxury En-suite
- Family Shower Room
- Driveway to Fore
- Immaculate Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this beautifully presented and extended semi detached residence situated within this highly desirable residential development in the heart of this popular village. The property has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, attractive living room, fitted dining kitchen, utility room, two double bedrooms with bedroom one having dressing area and luxury en-suite, family shower room, driveway to fore, immaculate rear garden. Internal viewing is strongly recommended.

This spacious extended semi detached residence occupies an enviable position within this highly desirable location, with the property being set behind a full width tarmac driveway with block paved border providing off road parking facilities along with access to the side garden gate and front entrance with canopy storm porch and an obscure UPVC double glazed front door leading through to:

RECEPTION HALLWAY

With a staircase leading off to the first floor landing, ceiling downlighter, radiator, wood grain finish flooring, door to:

ATTRACTIVE LOUNGE

17' 7" x 13' 4" (5.38m x 4.07m)

This spacious room has two double glazed windows to the front, two ceiling light points, coving to ceiling, two wall light points, radiator, built-in understairs storage cupboard, wood grain finish flooring, door to:



KITCHEN/DINING ROOM

17' 5" x 8' 0" (5.31m x 2.45m)

Very well presented with double glazed French doors leading out onto the garden patio, with the kitchen area being fitted with an excellent range of matching base units and drawers with roll top working surfaces over and tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap set below a double glazed window which overlooks the rear garden, built-in oven, four ring hob and extractor hood over, integrated dishwasher, full height matching larder style cupboard, additional range of matching wall mounted cupboards, two ceiling downlighters, coving to ceiling, designer radiator, tiling to floor, built-in storage cupboard, double glazed window overlooking the rear garden, door to:



UTILITY ROOM

10' 8" x 3' 2" (3.27m x 0.97m)

Having a wash area with tiled surround and chrome coloured shower fitment, recess and plumbing for automatic washing machine, wall mounted central heating boiler, ceiling light point, double glazed window to the side, tiled floor, extractor fan, 'PetSafe' cat flap.



FIRST FLOOR LANDING

With access to loft, ceiling downlighter, coving to ceiling, doors to:

BEDROOM ONE

14' 7" x 10' 1" (4.47m x 3.08m)

This spacious double bedroom has two double glazed windows overlooking the rear garden, ceiling downlighters, coving to ceiling, radiator, open access to:



DRESSING AREA

4' 11" x 6' 11" (1.51m x 2.13m (into wardrobes))

With ceiling downlighter, built-in double wardrobe, built-in shelving unit, door to:

EN-SUITE

6' 0" x 6' 11" (1.84m x 2.12m)

With porcelain floor and wall tiles complementing the white suite of panelled bath with 'Grohe' shower fitment and side shower screen, wall hung wash hand basin and close coupled WC, ceiling light point, heated towel rail, extractor fan, obscure UPVC double glazed window to the front.



BEDROOM TWO

11' 8" x 10' 3" (3.57m x 3.14m)

This double bedroom has a double glazed window to the front, built-in double wardrobe, further built-in cupboard, ceiling downlighter, coving to ceiling, radiator.

FAMILY SHOWER ROOM

5' 4" x 6' 0" (1.65m x 1.85m)

Comprising of a white suite of corner shower cubicle with 'Triton' shower fitment, close coupled WC and wall hung wash hand basin with vanity cupboard over, full height wall tiling, ceiling downlighters, heated towel rail, obscure double glazed window to the rear.



OUTSIDE

REAR GARDEN

The immaculately presented rear garden has a side entrance gate, external cold water supply and lighting, porcelain paved patio across the rear and side elevation which also houses the timber built garden shed, the patio extends in the form of a pathway towards the rear of the garden to an additional garden shed, with the garden being mainly laid to lawn with bark chipped borders to all sides containing a variety of flowering plants and shrubs, along with an ornamental garden pond with waterfall feature, and the garden is bound on all sides by timber fencing.

ANTI MONEY LAUNDERING

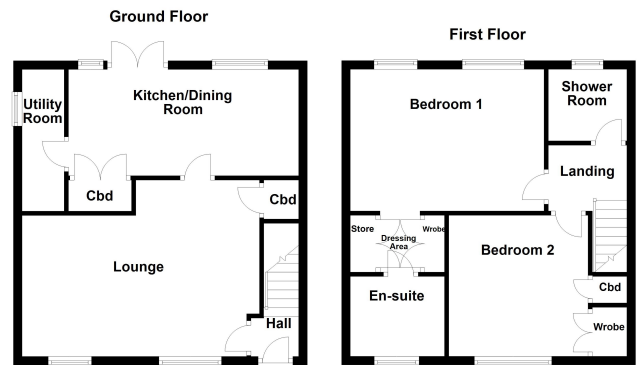
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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