



Boulters Lane

Wood End, Atherstone, Warwickshire, CV9 2QE

Offers Over £300,000

Property Features

- Impeccably Presented Detached Property
- Entrance Hall
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Utility Room, Guest Cloakroom
- Master Bedroom with Dressing Area and En-suite
- Two Further Bedrooms
- Family Bathroom
- Garage, Covered Car Port
- Rear Garden

Full Description

Welcome to this superb home in the charming village of Wood End. This newly built and impeccably presented detached property epitomises modern living with a touch of countryside tranquility.

GROUND FLOOR

The ground floor seamlessly unfolds from the entrance hall to reveal a spacious lounge adorned with UPVC double glazing, allowing natural light to flood the room and providing delightful views of the front aspect. The inner hall leads you to the guest cloakroom, a thoughtful addition for convenience. The heart of the home lies in the open-plan kitchen and dining area, a perfect space for entertaining or enjoying family meals. Large doors open to the rear garden, seamlessly merging indoor and outdoor living. The utility room provides practicality and organisation to meet your daily needs.

LOUNGE

14' 7" x 11' 10" (4.44m x 3.61m)

KITCHEN/DINING AREA

10' 10" x 14' 11" (3.3m x 4.55m)

UTILITY ROOM

8' 10" x 5' 11" (2.69m x 1.8m)

GUEST CLOAKROOM

5' 7" x 2' 9" (1.7m x 0.84m)



FIRST FLOOR

Continuing to the first floor, a landing area guides you to the master bedroom, complete with a dressing area and en-suite. Two additional bedrooms offer ample space for family or guests, while the family bathroom exudes luxury and functionality.

BEDROOM ONE

11' 4" x 8' 11" (3.45m x 2.72m)

DRESSING AREA

5' 11" x 5' 0" (1.8m x 1.52m)

EN-SUITE

6' 7" x 5' 9" (2.01m x 1.75m)

BEDROOM TWO

12' 2" x 8' 1" (3.71m x 2.46m)

BEDROOM THREE

8' 8" x 6' 8" (2.64m x 2.03m)

BATHROOM

7' 7" x 6' 11" (2.31m x 2.11m)

EXTERNAL

Beyond the walls, the property boasts stunning rear and fore gardens. The rear garden, an oasis of tranquility, features a neat lawn and various outdoor seating areas, whilst the fore garden is surrounded by a variety of evergreens and shrubbery presenting a wonderful outlook. To complement this idyllic setting, a garage at the rear of the property and a covered carport adjacent provide secure parking and additional storage options.

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.

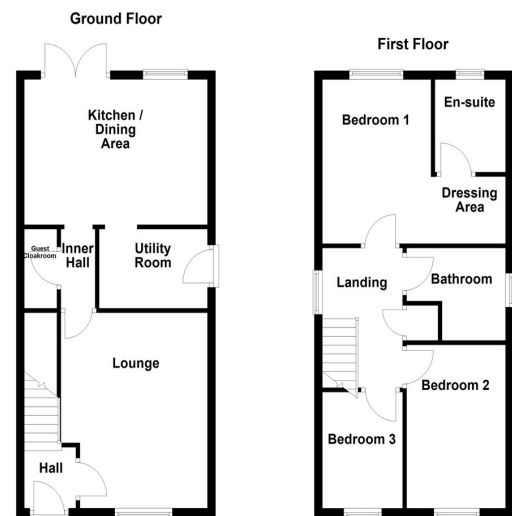
TENURE

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		94 A
81-91	B	83 B	
69-80	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