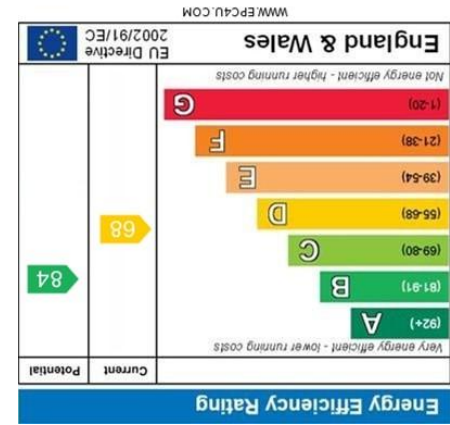


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1197.9 sq. feet



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- VILLAGE LOCATION
- LARGE DRIVEWAY
- OPEN PLAN KITCHEN DINER
- LOUNGE DINER
- FOUR BEDROOMS

Sherwood Close, Wood End, Atherstone, CV9 2RT

£400,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Sherwood Close is a four bedroom detached family home set in the village of Wood End, close to local amenities and transport links.

Approach the property via the block paved driveway with front door into:-

ENCLOSED PORCH With ceramic tiled floor, double glazed front door, double glazed windows to front and sides and further door into:-

HALLWAY With stairs leading to the first floor, opening out to:-

LOUNGE/DINER 25' 0" x 17' 0" max 8' 5" min (7.62m x 5.18m) With double sliding doors to garden, central heating radiator.

L-SHAPED KITCHEN/DINER 10' 10" x 7' 9" min (3.3m x 2.36m) 16' 4" x 11' 10" max, with central heating radiator, two sets of double doors leading to the garden, double glazed windows to front, a range of wall and base units incorporating; sink with mixer tap, work surfaces, plumbing for washing machine and tumble dryer, ceramic tiled flooring, integrated dishwasher, fitted range cooker, tiled splash backs, spot lighting and understairs storage cupboard.

FIRST FLOOR LANDING Approached via the oak and glass staircase, oak doors off to bedrooms and bathroom, airing cupboard and lot access.

BEDROOM ONE 10' 2" x 9' 9" (3.1m x 2.97m) Sliding fitted wardrobes central heating radiator sliding doors into en suite.

EN SUITE Shower cubicle, fully tiled walls and floors, pedestal wash hand basin low level wc, double glazed window to front.

BEDROOM TWO 15' 4" x 7' 8" (4.67m x 2.34m) With double glazed window to front and central heating radiator.

BEDROOM THREE 10' 2" x 7' 8" (3.1m x 2.34m) With double glazed window to front and central heating radiator.

BEDROOM FOUR 7' 1" x 9' 11" (2.16m x 3.02m) With double glazed window to front, fitted wardrobes and central heating radiator.

BATHROOM Having two double glazed windows to rear, corner bath with jacuzzi, tiled walls and LVT flooring, separate shower cubicle which is fully tiled and having mixer shower, stainless steel towel rail, low level WC and two double glazed windows to rear.

REAR GARDEN With two side accesses, lawned area and paved patio and on separate negotiations there is an outdoor salon/office.

SALON/OFFICE 20' x 8' (6.1m x 2.44m) Having water, power, electric, heating and is fully insulated. The salon is available by separate negotiation, please contact the branch for further information.

Council Tax Band D North Warwickshire Borough Council

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.

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