



Tamworth Road

Wood End, Atherstone, Warwickshire, CV9 2QQ

£475,000

# Property Features

- Outstanding Four Bedroom Family Home
- Quaint and Peaceful Village Location
- Lounge, Dining Room, W.C
- Fitted Kitchen and Utility Room
- Three Further Bedrooms
- Family Bathroom
- Rear Garden and Fore Garden
- Block Paved Driveway
- Internal Viewing Is Highly Recommended

## Full Description

Taylor Cole Estate Agents are thrilled to welcome to the market this outstanding four bedroom family home that has been tastefully styled by the current vendors, seamlessly blending contemporary looks with rustic charm. The property is set within the quaint and peaceful village of Wood End, offering semi-rural living at your fingertips with a range of local amenities just a short distance away. Ample parking is offered in the front aspect courtesy of a black-paved driveway leading up to the front entrance door.

### GROUND FLOOR

Begin your journey through this charming home in the superb dining room, featuring a stunning bay window that bathes the space in natural light and offers views onto the front aspect. This room sets the stage for intimate gatherings and memorable meals with loved ones. Positioned to the rear of the home is the warm and welcoming lounge, boasting a wonderful inglenook fireplace that invites you to unwind and relax. Sliding doors seamlessly connect this inviting space to the rear garden, creating a harmonious flow between indoor and outdoor living. The heart of the home awaits in the tastefully refitted kitchen, where modern convenience meets timeless charm. Adorned with an attractive range of matching base units and charming wooden worktops, this culinary haven is complemented by upstands and additional cupboards overhead. A purpose-built utility room adds to the functionality of the kitchen, providing ample space for white goods and offering access to the side aspect of the home. For added convenience, an integral garage provides essential storage space, ensuring that your belongings are always neatly organized. A convenient guest cloakroom completes the ground floor accommodation, catering to the needs of both residents and visitors alike.



## ENTRANCE HALL

## LOUNGE

12' 10" x 14' 4" (3.91m x 4.37m)

## DINING ROOM

9' 8" x 10' 5" (2.95m x 3.18m)

## KITCHEN

8' 7" x 13' 8" (2.62m x 4.17m)

## UTILITY ROOM

4' 11" x 8' 11" (1.5m x 2.72m)

## GUEST CLOAKROOM

4' 1" x 5' 4" (1.24m x 1.63m)

## FIRST FLOOR

Ascending to the first floor, the property boasts four superb bedrooms, three of which provide fitted wardrobes each comfortably offering double proportions and heaps of versatility whether formally used as bedrooms or instead styled as a home office or dressing room. The main bedroom enjoys the convenience of an en-suite, whilst the three remaining bedrooms are supplemented by a magnificent family bathroom with quality tiled surrounds, large white panelled bathtub, walk-in shower enclosure and vanity bathroom unit with inset sink and close coupled WC.

## BEDROOM ONE

12' 3" x 10' 5" (3.73m x 3.18m)

## EN-SUITE

5' 6" x 6' 1" (1.68m x 1.85m)

## BEDROOM TWO

10' 5" x 14' 3" (3.18m x 4.34m)

## BEDROOM THREE

10' 5" x 10' 2" (3.18m x 3.1m)

## BEDROOM FOUR

10' 4" x 9' 7" (3.15m x 2.92m)

## FAMILY BATHROOM



## EXTERNAL

Step into tranquillity and serenity as you explore the peaceful garden of this idyllic retreat. The focal point of outdoor relaxation is a generously sized slab paved patio, stretching the width of the home and providing ample space for seating and entertainment. Here, under the open sky, you can unwind with loved ones or host gatherings in a setting that effortlessly blends comfort with nature's beauty. Beyond the patio, the garden unfolds into a spacious and verdant lawn, offering a sense of openness and freedom, perfect for outdoor activities or simply basking in the peaceful ambiance.



## ANTI MONEY LAUNDERING

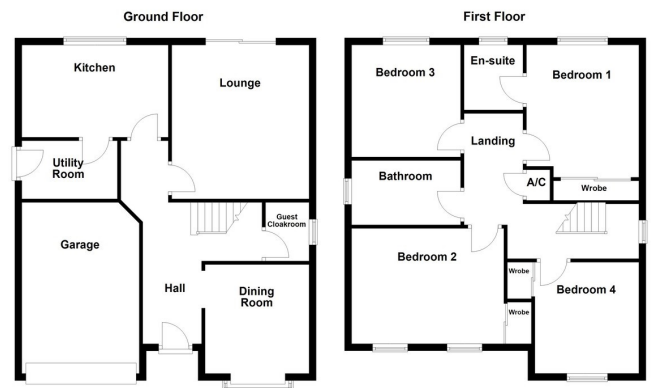
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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.



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8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

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