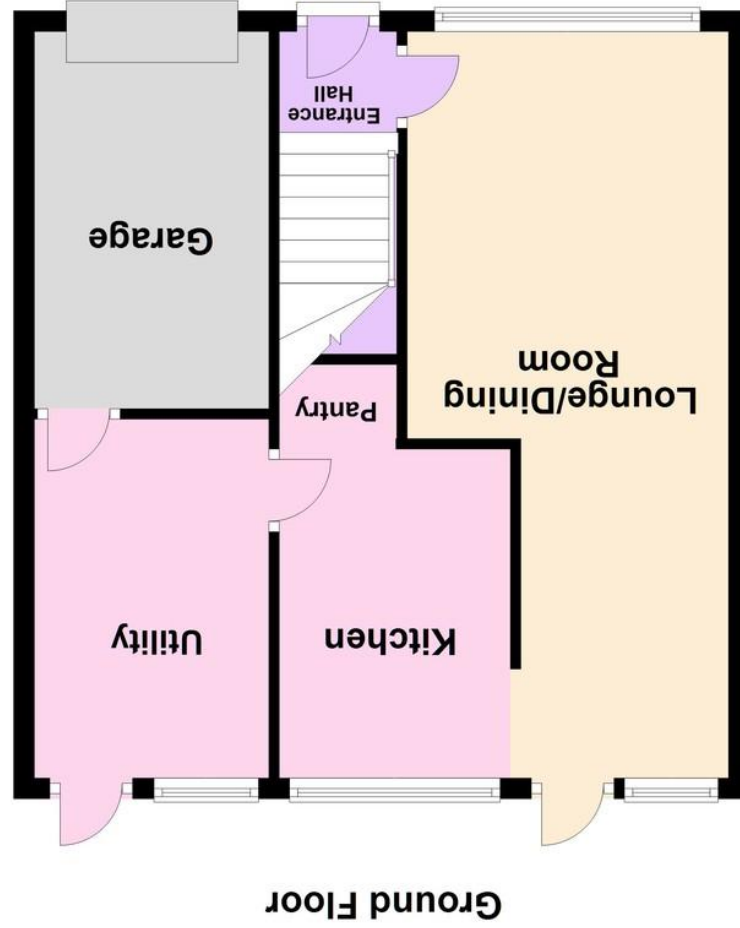
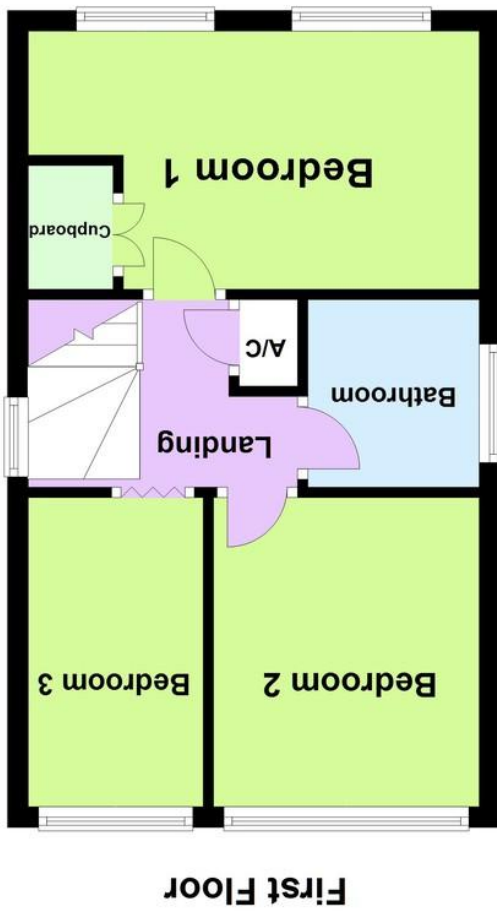


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

Tamworth | 01827 68444 (option 1)



- THREE BED LINK DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- BEAUTIFUL RURAL VIEWS
- GREAT TRANSPORT LINKS

Birchfield Close, Wood End, Atherstone, CV9 2QT

£270,000

Property Description

***DRAFT DETAILS A WAITING VENDOR APPROVAL**

Presenting a link detached property, meticulously maintained and neutrally decorated, available for sale. This property is set in a quiet location, offering an abundance of green spaces and nearby parks, ideal for families and couples seeking a serene lifestyle. The property comprises three tastefully presented bedrooms, offering ample space for relaxation and rest. A single, well-appointed bathroom serves these bedrooms, ensuring convenience for all residents. The functional kitchen space is designed for practicality and ease of use, making meal preparation a joyous affair. The living area of this home is catered to by a living/dining area, a cozy space for entertainment and family gatherings. Its neutral decor offers a perfect backdrop for your personal touch, promising to make this house truly feel like a home. One of the unique features of this property is the provision of a garage. This not only provides secure parking but also offers additional storage space. Further enhancing the appeal of the property is the driveway providing off road parking for multiple vehicles, a rarity in such sought-after locations. The property also benefits from a beautifully maintained garden space, which could become your personal oasis of tranquility. Adding to the charm of this property is the beautiful view it offers, providing a delightful visual treat to its residents.

In summary, this property promises a blend of comfort and convenience, making it a perfect place for a family or a couple to call home. Don't miss out on the opportunity to make this house your own.

ENTRANCE HALL Providing access to through lounge and stairs leading off.

LOUNGE/DINER 23' 8 max" x 10' 3 max" (7.21m x 3.12m) Lounge Area - 13' 7 x 10' 3
Having laminate flooring, double glazed window, radiator, ceiling light, electric fire and power points.

Dining Room - 10' 7 x 6' 7
Having laminate flooring, double glazed window, double glazed French door, radiator, ceiling light and power points.

KITCHEN 10' 5" x 7' 10" (3.18m x 2.39m) Having tiled flooring, a range of wall and base units, double glazed window, cooker, gas hob, ceiling light and power points.

UTILITY 11' 5" x 7' 5" (3.48m x 2.26m) Having base units, double glazed window, double glazed French door, sink, ceiling light and power points.

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 8' 2" x 14' 4" (2.49m x 4.37m) Carpeted and having two double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 9' 10" x 8' 5" (3m x 2.57m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 9' 9" x 5' 7" (2.97m x 1.7m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m) Having bath with over head shower, low level wc, wash basin, double glazed window, radiator and ceiling light.

GARAGE 12' x 7' 5" (3.66m x 2.26m) Having electronic roller shutter door, power and light.

Council Tax Band C - North Warwickshire

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for O2, voice and data limited for EE and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.

