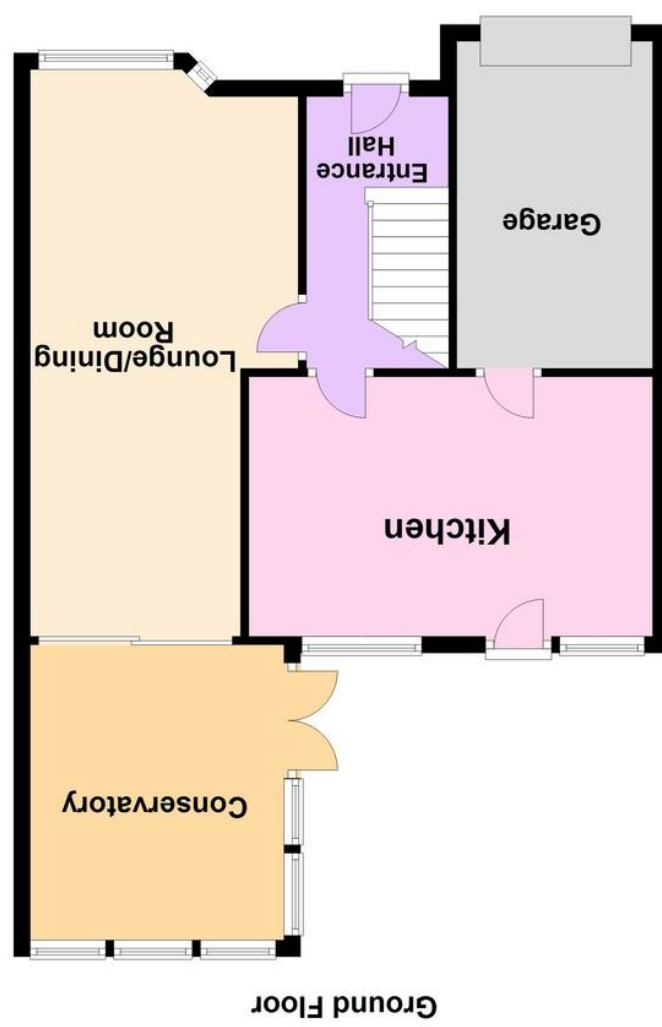
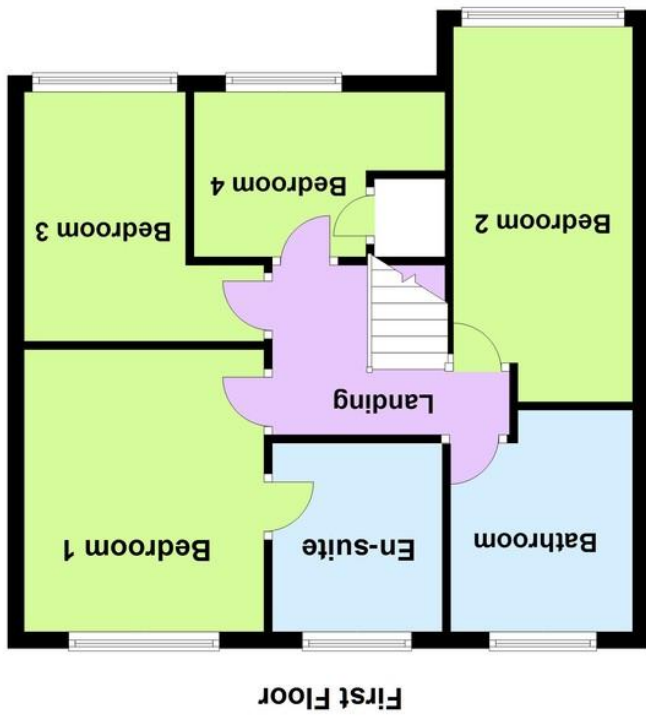


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- FOUR BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER VILLAGE LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL PARK



Sherwood Close, Wood End, Atherstone, CV9 2RT

Offers Over £300,000



Property Description

For sale is a delightful semi-detached property, neutrally decorated and ready for you to make your mark. This home is ideally situated in a peaceful locale, offering easy access to local amenities and nearby parks, making it the perfect choice for families and couples alike seeking a quiet lifestyle with the convenience of nearby facilities. This property boasts a generous configuration of four bedrooms, providing ample living space and accommodation. The master bedroom is a particular highlight, featuring a private en-suite and built-in wardrobes, providing a luxurious sanctuary and plenty of storage space. The convenience of a dedicated reception room and a well-equipped kitchen ensures comfortable living and dining. The reception room is the perfect space for relaxation and entertainment, while the kitchen is ready to cater to all your culinary needs.

This is a fantastic opportunity to acquire a well-proportioned, semi-detached property in an excellent location. Its neutral decor is ready for you to add your personal touch and transform this house into your dream home. Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing.

ENTRANCE HALL 10' 10" x 5' 8" (3.3m x 1.73m) Providing access to living room/dining room and kitchen.

LIVING ROOM/DINING ROOM 22' 7" max x 10' 8" (6.88m x 3.25m) Carpeted, double glazed window, two radiators, double glazed sliding door, ceiling light and power points.

KITCHEN 10' 8" x 16' 1" (3.25m x 4.9m) Having a range of wall and base units, two cookers, gas hob, wash basin, dishwasher, two double glazed windows, one double glazed French door, ceiling light and power points.

CONSERVATORY 10' 1" x 11' 9" (3.07m x 3.58m) Having double glazed windows throughout, double glazed double French doors to garden, ceiling light and power points.

GARAGE 13' 1" x 7' 5" (3.99m x 2.26m) Having power and light.

FIRST FLOOR LANDING Providing access to all four bedrooms and bathroom.

BEDROOM ONE 11' 3" x 10' 9" (3.43m x 3.28m) Carpeted, double glazed window, fitted wardrobes, radiator, ceiling light and power points.

EN SUITE 6' 4" x 6' 9" (1.93m x 2.06m) Vinyl flooring, walk-in shower, double glazed window, low level wc, wash basin and ceiling light.

BEDROOM TWO 14' 11" x 7' 2" (4.55m x 2.18m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 9' 5" x 10' 10" (2.87m x 3.3m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 6' 5" x 8' 8" (1.96m x 2.64m) Carpeted, double glazed window, radiator, ceiling light and power points.

FAMILY BATHROOM 7' 2" x 7' 1" (2.18m x 2.16m) Having bath, overhead shower, double glazed window, low level wc, wash basin, ceiling light and radiator.



Council Tax Band C - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

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

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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

