

Pinewood Avenue

Wood End, Atherstone, CV9 2RS

£285,000

Property Features

- Exceptional Three Bedroom Semi Detached Home
- Recently refurbished
- Lounge
- Dining Area
- Kitchen
- Guest Cloakroom
- Three Generous Sized Bedrooms
- Family Bathroom
- Driveway
- Rear Garden

Full Description

Introducing this exceptional three-bedroom semi-detached home nestled in the sought-after village locale of 'Wood End'. Boasting spacious accommodation throughout, the property has been immaculately presented and offers excellent finishes, including newly installed UPVC double glazing throughout.

THE FORE

A block paved driveway sits in front of the house with neat natural borders to each side. The driveway offers great off road parking and a side gate leading to the rear garden, whilst the front entrance door is within a recessed porch.

GROUND FLOOR

Upon entry, you are greeted by the entrance hall adorned with attractive herringbone-style flooring, leading to a conveniently located downstairs guest cloakroom. The hallway seamlessly flows into the impressive lounge, featuring a front aspect window. An open-plan design extends into the dining area, offering access to the rear garden through French doors, creating a seamless indoor-outdoor transition. Continuing the harmonious flow, internal double doors unveil the stunning fitted kitchen, characterised by an abundance of space and a comprehensive range of matching base and wall units.

LOUNGE

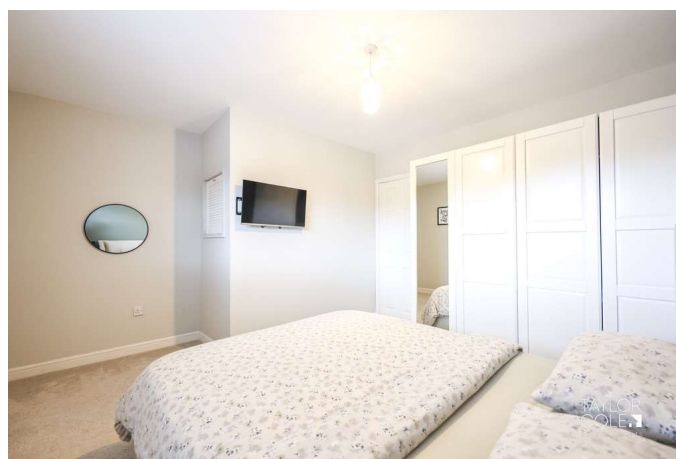
13' 04" x 9' 07" (4.06m x 2.92m)

DINING AREA

13' 02" x 8' 02" (4.01m x 2.49m)

KITCHEN

18' 04" x 7' 01" (5.59m x 2.16m)



GUEST CLOAKROOM

5' 05" x 5' 07" (1.65m x 1.7m)

FIRST FLOOR

Ascending to the first floor, a welcoming landing provides access to three generously proportioned double bedrooms, each offering ample floor space for versatile furniture arrangements. Also from the landing is the outstanding family bathroom, exquisitely appointed with a modern four-piece suite, including a luxurious freestanding bath and a walk-in shower. The aesthetic allure is enhanced by feature ceiling-to-floor marble tiles that envelop the space, harmonising with the matching flooring.



BEDROOM ONE

11' 10" x 9' 09" (3.61m x 2.97m)

BEDROOM TWO

16' 05" x 7' 01" (5m x 2.16m)

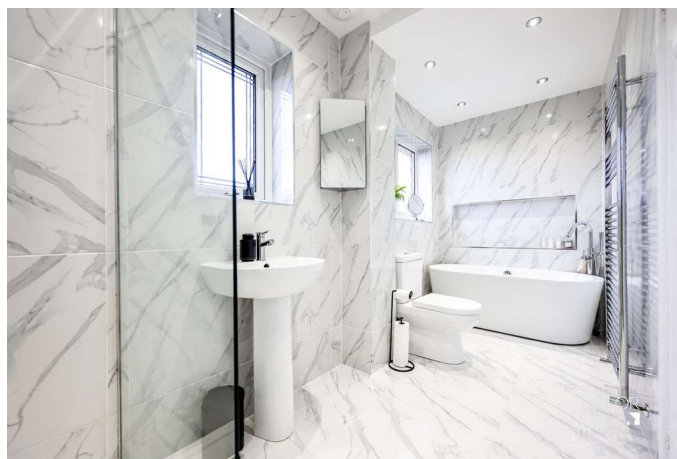
BEDROOM THREE

10' 00" x 6' 06" (3.05m x 1.98m)



BATHROOM

5' 02" x 14' 00" (1.57m x 4.27m)



THE REAR

Outside, the rear garden offers a tranquil retreat, featuring a spacious patio area ideal for al fresco dining and entertaining. A secondary seating zone on the decking provides additional relaxation space and a neatly manicured lawn serves as the centerpiece, bordered by tasteful landscaping.

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.

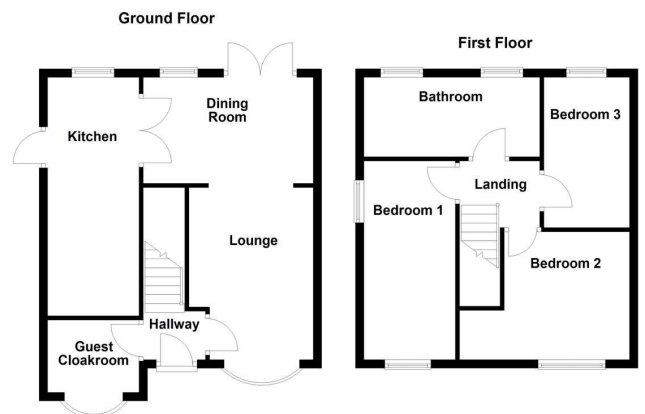
TENURE

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		
81-91	B		85 B
69-80	C	74 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 and 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