

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)



- HIGH SPECIFICATION THROUGHOUT
- THREE BEDROOMS
- KITCHEN DINER
- SPACIOUS LOUNGE
- DRIVEWAY
- VILLAGE LOCATION

Miners Walk, Wood End, Atherstone, CV9 2SA

£224,950



Property Description

A beautifully presented park home set in the lovely village of Wood End, with large rear garden and driveway.

OPEN PLAN KITCHEN DINER

KITCHEN 11' 4" x 19' 8" (3.45m x 5.99m) Two double glazed windows to the side, a range of wall and base units and wood work surfaces, sink with mixer tap, double oven, hob with extractor, fridge and double doors leading to:-

SPACIOUS LOUNGE 11' 8" x 19' 4" (3.56m x 5.89m) With media wall, electric fire, double French doors leading out to the garden and double glazed window to front, herringbone LVT flooring throughout and central heating radiator.

NEWLY FITTED SHOWER ROOM 6' x 6' 6" (1.83m x 1.98m) Having glazed screen, walk-in shower, fitted furniture with wash basin and low level w.c, electric wall mounted mirror and mixer shower.

BEDROOM ONE 12' 3" x 7' 7" (3.73m x 2.31m) Double glazed window to front and central heating radiator and wardrobes.

BEDROOM TWO 10' 4" x 9' 6" (3.15m x 2.9m) Double glazed window to rear, central heating radiator and wardrobes.

BEDROOM THREE 5' 10" x 6' 4" (1.78m x 1.93m) Double glazed window to rear and central heating radiator.

INNER HALLWAY Having storage cupboard.

REAR GARDEN South facing with lawned area, well established with shrub and plant borders, garden shed and external lighting.

Council Tax Band A - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 38 Mbps. Highest available upload speed 7 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 with a maintenance charge of £188 per month. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

WANT TO SELL YOUR OWN PROPERTY?

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