Pointons
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Boulters Lane, Wood End
Atherstone CV9 2QE
Offers Over £220,000

Freehold - North Warwickshire Borough Council Band: B - EPC: D

Located on the charming Boulters Lane in the tranquil area of Wood End, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,001 square feet, the property has been much improved and is presented to a high standard, making it an ideal choice for those seeking a ready-to-move-in home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, allowing for a seamless flow throughout the ground floor. The well-appointed kitchen is a highlight, featuring modern fixtures and fittings, alongside a convenient utility area and a lean to enhances functionality.

The property boasts two generously sized bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is tastefully designed, ensuring a comfortable experience for all residents.

For those with vehicles, the property includes parking for one vehicle, adding to the convenience of this lovely home. The surrounding area of Wood End is known for its community spirit and accessibility, making it a desirable location for families and professionals alike. This property is available with no onward chain.

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Entrance
Via double glazed entrance door leading into:

Reception Room
10'11" x 13'0" (3.32m x 3.96m)
Double glazed bow window to front, original, exposed fireplace with electric log burning effect fire, double radiator, wooden laminate flooring, coving to ceiling, two openings to second reception room:

Reception Room
12'6" x 13'0" (3.81m x 3.96m)
Feature fireplace with electric log effect fire, double radiator, coving to ceiling, opening to staircase and door to under-stairs storage cupboard and further door to to:

Fitted Kitchen
12'0" x 6'5" (3.65m x 1.96m)
Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and mixer spray tap, plumbing for washing machine and dishwasher, space for fridge/freezer, gas and electric point for cooker (currently housing a five ring gas range cooker, available by separate negotiation) with extractor hood over, two double glazed windows to side, archway through to:

Utility
5'1" x 6'2" (1.55m x 1.89m)
Double glazed window to rear, further wall and base units with worksurface over, wall mounted heater and opening to:

Lean-to
Constructed with brick and upvc,, wooden effect a laminate flooring, double glazed door leading back to reception room and French style double doors to garden.

Stairs
Stairs rising to first floor:

Landing
Doors to:

Bedroom
11'0" x 13'0" (3.36m x 3.96m)
Double glazed window to front, ornamental fireplace, double radiator, wooden effect laminate flooring, coving to ceiling, door to:

Wardrobe

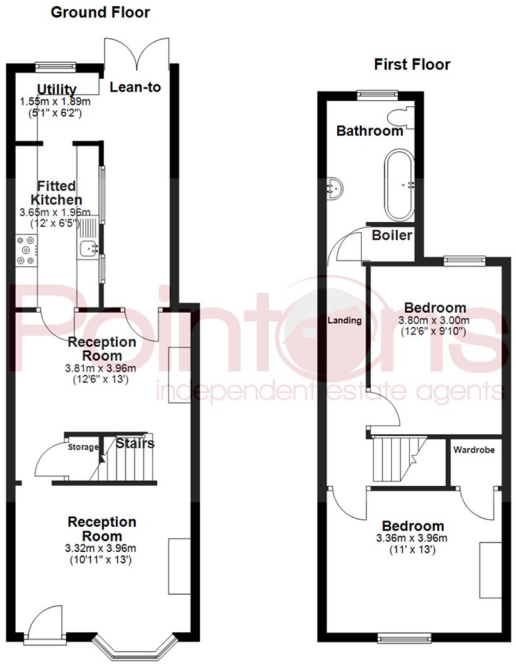
Bedroom
12'6" x 9'10" (3.80m x 3.00m)
Double glazed window to rear, radiator, wooden flooring, coving to ceiling.

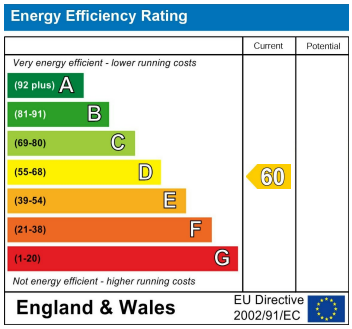
Bathroom
Recently refitted with three piece suite comprising freestanding bath with ornamental feet and telephone style mixer taps, separate power shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator, coving to ceiling, door to:

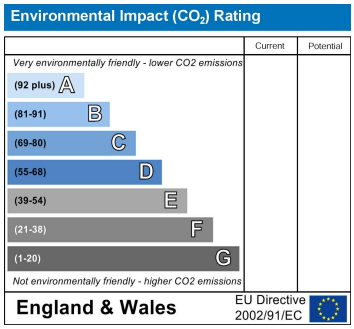
Boiler
Wall mounted gas combination boiler serving heating system and domestic hot water.

Outside
To the rear is a garden of easy maintenance with astro-turf, paved patio brick built storage shed, additional metal shed, right of access through neighbouring properties. To the front is a driveway providing parking, pathway leading to entrance.

General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to North Warwickshire Borough Council and is band B







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