



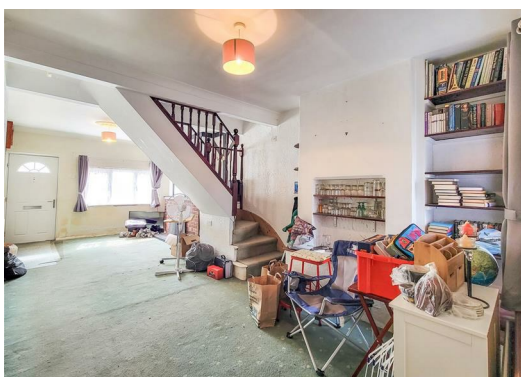
86 Wood Street, Wood End, CV9 2QL

Offers in excess of £155,000

Nestled in the charming area of Wood End, this mid-terrace house on Wood Street offers a kitchen, a spacious lounge/diner and a bathroom. To the first floor are three bedrooms.

The property is located in the popular village of Wood End in a semi rural location. The village of Wood End itself is a small village lying 6.1 miles to the south east of the large town of Tamworth and close to Junction 10 of the M42 and the A5, both of which provide excellent links to the wider Midlands area and the national motorway network. The nearest train station is in the town of Atherstone, 5.3 miles to the east.

This mid-terrace house presents an excellent opportunity for anyone looking to settle in a vibrant area. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress with its potential. Call us today to book a viewing.

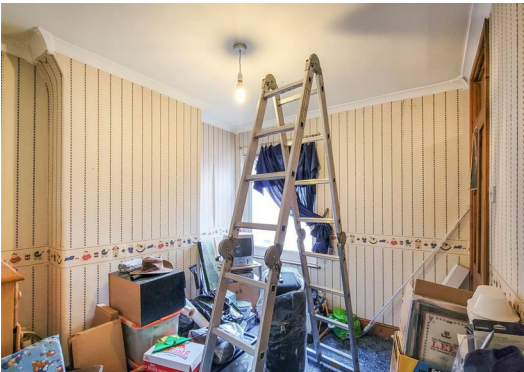


Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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