

A.52537

We are delighted to offer for sale this brand new detached property on this small development of just four off Tamworth Road. This home offers generous parking and is known as:-

2 OAKWOOD
WOOD END
NR. ATHERSTONE CV9 2FW



The property is offered complete with:-

- | | |
|----------------------|-------------------------------|
| * ENTRANCE HALL | * FOUR BEDROOMS OVER |
| * GUESTS CLOAKROOM | * THREE FLOORS |
| * GENEROUS LOUNGE | * FAMILY BATHROOM |
| * FULL WIDTH KITCHEN | * EN-SUITE TO BEDROOM ONE |
| * DINING ROOM | * PARKING TO THE FRONT & SIDE |
| * INTEGRATED KITCHEN | * BI-FOLD DOORS TO THE REAR |
| * APPLIANCES | |

PURCHASE PRICE £359,950

TELEPHONE 01827 66686

www.caldersproperty.com

Calders Residential for themselves and for the vendors property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.
All statements contained in these particulars as to this property are made without responsibility on the part of Calders Residential for the vendors. None of the statements contained within these particulars as to this property are to be relied upon as statement or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Calders Residential nor any person in their employment to make or give, any representation or warranty in relation to this property.

1 Victoria Road, Tamworth
Staffordshire B79 7HL

email: enquiries@caldersproperty.com

PHOTO PAGE

2 OAKWOOD WOOD END NR. ATHERSTONE CV9 2FW



NAME PLATE



ROAD NAME



REAR WITH BI FOLD DOORS OPEN



REAR GARDEN



SIDE DRIVEWAY/PARKING



KITCHEN THROUGH BI FOLD DOORS



KITCHEN DINING ROOM



DINING AREA

PHOTO PAGE

2 OAKWOOD WOOD END NR. ATHERSTONE CV9 2FW



LOUNGE TOWARDS FRONT



LANDING



BATHROOM



BEDROOM 1



BEDROOM 1 SHOWING WARDROBE



BEDROOM 3



BEDROOM 4



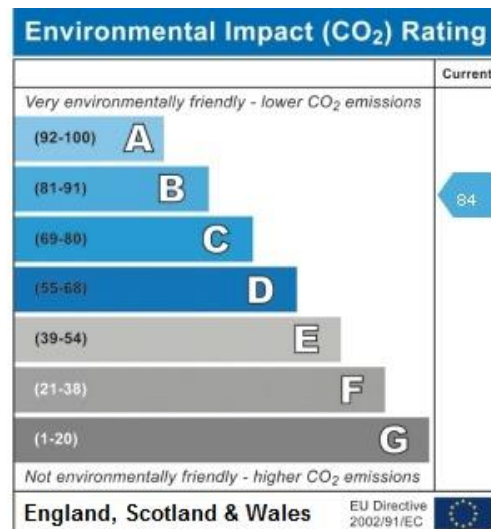
BEDROOM 2 SECOND FLOOR

2 OAKWOOD WOOD END NR. ATHERSTONE CV9 2FW



CALDERS-2 OAKWOOD WOOD END ATHERSTONE CV9 2FW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are delighted to offer for sale this family detached home on this brand new development of just four dwellings within this popular and convenient village location. This home enjoys accommodation over three floors and is built to include all the latest insulation requirements to reduce your outgoings on household bills. Downstairs is a generous lounge off the entrance hall which also has a guests cloakroom. To the rear there is a full width kitchen dining room with bi-fold doors bringing the garden into the living space. Upstairs there are four bedrooms over two floors with a family bathroom and en-suite shower room to bedroom one. Outside there is a garden area to the front with off street parking for two cars to the front and space for a caravan or Motorhome to the side. There is an enclosed, fenced rear garden with gated side pedestrian access.

Don't miss this opportunity, we advise early viewing of this home to appreciate both the accommodation and the specification offered.

In greater detail the property comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL: with Oak faced composite entrance door with glazed panels, central heating radiator, spotlights to the ceiling, tiled floor, stairs off to the first floor, Oak doors off.

GUESTS CLOAKROOM: with low flush w.c., corner wash hand basin with mono block mixer tap, ceramic tiled splash back, tiled floor, spotlights to the ceiling, obscure glazed window to the front, central heating radiator.

LOUNGE: 15'10" x 12'2" (plus bay window) (4.82M x 3.71M) with a bay window to the front, two ceiling light points, two uplighters to one wall, t.v. aerial point, central heating radiator, understairs storage cupboard, Oak door through to the;

KITCHEN DINING ROOM: 10'3" x 15'4" (3.12M x 4.67M) with a range of kitchen furniture to a Clarkenwell Navy Matt finish with contrasting work surfaces, base and wall cupboards, kitchen island with sink to match, integrated dishwasher, washing machine, fridge freezer, oven, hob and hood, spotlights to the ceiling, central heating radiator, bi-fold door to the rear garden, space for dining table.

ON THE FIRST FLOOR

LANDING: enjoying a window to the side, spotlights to the ceiling, stairs off to the second floor with glass and Oak balustrade, Oak doors off.

BEDROOM 1: 10'3" x 15' max to include ensuite and wardrobes (3.12M x 4.57M) A generous room enjoying a window to the rear, central heating radiator, spotlights to the ceiling, built in wardrobe with double doors, space for dressing table or drawer unit, door through to the;

ENSUITE: with a shower cubicle with glazed screen and mains pressure bar shower with rainfall and hand held shower heads, cabinet wash hand basin with mono block mixer tap,

cabinet low flush w.c., full height tiling to three walls, spotlights to the ceiling, extractor fan, ladder style chrome towel radiator.

BEDROOM 3: 9'11" x 8'5" (3.02M x 2.56M) with a window to the front, central heating radiator, spotlights to the ceiling.

BEDROOM 4: 8'1" x 6'9" (2.46M x 2.05M) with a window to the front, spotlights to the ceiling, central heating radiator.

BATHROOM: 5'6" x 8'5" (1.67M x 2.56M) with a white suite to comprise of a designer bath with matching screen, mixer tap, mains pressure bar shower over with rainfall and hand held shower heads, cabinet wash hand basin with mono block mixer tap and cabinet low flush w.c., ceramic tiling to the prone areas, spotlights to the ceiling, obscure glazed window to the side, chrome ladder style towel radiator.

ON THE SECOND FLOOR

BEDROOM 2: 16'7" x 12'2" (5.05M x 3.71M) (restricted head height to part) with two opening roof lights to the front and rear, spotlights to the ceiling, access to the loft space, wall mounted t.v. facility, storage cupboard with wall mounted combination gas central heating boiler.

TO THE EXTERIOR

The property is approached over a private roadway from Tamworth Road which leads onto a block paved double with driveway to the front with matching path to the front door. There is additional gravelled parking to the side of the property, which would be a suitable space for a caravan or motorhome, where facilities for an electric car charging point are available. A lawn area is to the front. Gated access to the rear of the property is at the side and the fenced rear garden enjoys a generous patio and lawns. There is ample space to the side of the property for a garden shed. The property benefits from outside lighting to the rear.

GENERAL INFORMATION

- | | |
|-----------------------|--|
| 1. TENURE | We understand the property will be sold freehold. (We would advise prospective purchasers to make their own enquiries to the vendors solicitors prior to exchange of contracts.) |
| 2. MANAGEMENT COMPANY | Each of the four dwellings will have one share of a management company which will own the road. We understand that the management company will be operated by the four dwellings and any future maintenance costs will be divided equally. |
| 3. LOCAL AUTHORITY | North Warwickshire Borough Council,
The Council House, South Street, Atherstone. |

4. COUNCIL TAX Not yet banded.
5. SERVICES We understand that all mains services are available to the property. (We would advise prospective purchasers to make their own enquiries as to the availability and suitability of any connection with this property with the relevant service provider prior to exchange of contracts.)
6. WARRANTY We are advised by the developer that a ten year Q warranty will be provided. Further details will be available from the vendors solicitors prior to exchange of contracts.
7. FIXTURES & FITTINGS As per these sales details with carpets and flooring where fitted included in the sale.
8. VIEWING ARRANGEMENTS By prior appointment with Calders Residential on (01827) 66686.
9. ADDITIONAL INFORMATION The adjoining land which is not in the ownership of our client has planning permission for the erection of 26 houses. This planning permission can be inspected at North Warwickshire Borough Council web site at www.planning.northwarks.gov.uk/portal. The planning approval has planning reference PAP/2022/0310.
10. FURTHER INFORMATION Please note that the agents have not tested the heating system or any appliance within this property and purchasers should make their own enquiries and inspections.

Please note that items shown within the photographs are not necessarily included within the sale.

THE CALDERS RESIDENTIAL HOME LOAN SERVICE

Instant access to the above service is freely given to all vendors and purchasers. Our Home Loans Service guarantees professional advice and assistance on all aspects of property, finance and purchase. Our objective is to ensure that vendors and purchasers benefit from the very best terms that the mortgage market has to offer. We aim to give value to all our clients from the first time buyer to established purchasers looking for tax efficiency in their mortgage solution.

For your **FREE ADVICE** that can save you a fortune contact **US ON (01827) 66686 NOW!!!**

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find the property you wish to acquire you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural defects and would advise any interested party to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as heating systems) are in working order and would advise these are checked. You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the vendors what items (for example fixtures and fittings) will be included in the sale.

In addition to the above please read the printed additional guidance on the bottom of the front page.

Please note your home is at risk if you do not keep up payments on your mortgage or other loans secured on it.

CALDER'S

Residential



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