



**PAUL
CARR**
Estate Agents
Sales & Lettings

Pinewood Avenue, Wood End
Atherstone, CV9 2RS

£265,000

Wood End

£265,000



Finished with real attention to detail, this stunning property is completely turnkey ready – a home where the new owners can simply move in, unpack and enjoy.

To the front is an elegant and inviting living room, beautifully presented and providing a sophisticated yet comfortable space in which to relax.

Moving through the property, the accommodation opens into the impressive rear of the home, where a stylish Howdens kitchen is complemented by a superb sun room/dining room. Flooded with natural light and enjoying views over the garden, this is a wonderful space for both everyday family life and entertaining.

The garage has been converted to be used as desired and opens up to a utility room and storage.

Upstairs, there are two beautifully presented bedrooms, both enhanced by fitted wardrobes, alongside a stylish family bathroom.

The property enjoys a highly desirable south-facing rear garden, creating a wonderful sun-filled setting for summer gatherings, barbecues, al fresco dining or simply relaxing at the end of the day.

Nestled within the garden is an impressive garden room with full electrics, providing an incredibly versatile additional space. Whether transformed into a luxury home office, gym, studio, games room, bar or private retreat, it offers endless possibilities. To the front, a private driveway provides convenient off-road parking and completes the property perfectly.





Property Specification

Immaculately presented throughout
Turnkey ready
Stunning interiors
SOUTH facing tranquil rear garden
Fully powered garden room

Living Room 4.09m (13'5") x 2.92m (9'7")

Kitchen 3.94m (12'11") x 2.46m (8'1")

Sun Room/Dining Room 3.68m (12'1") x 2.31m (7'7")

Multi purpose room 3.63m (11'11") x 2.26m (7'5")

Utility 2.21m (7'3") x 1.25m (4'1")

Home office/Study 2.29m (7'6") x 2.21m (7'3")

Landing

Bedroom 1 3.91m (12'10") x 2.00m (6'7")

Bedroom 2 3.34m (11') x 1.88m (6'2")

Bathroom 1.96m (6'5") x 1.57m (5'2")

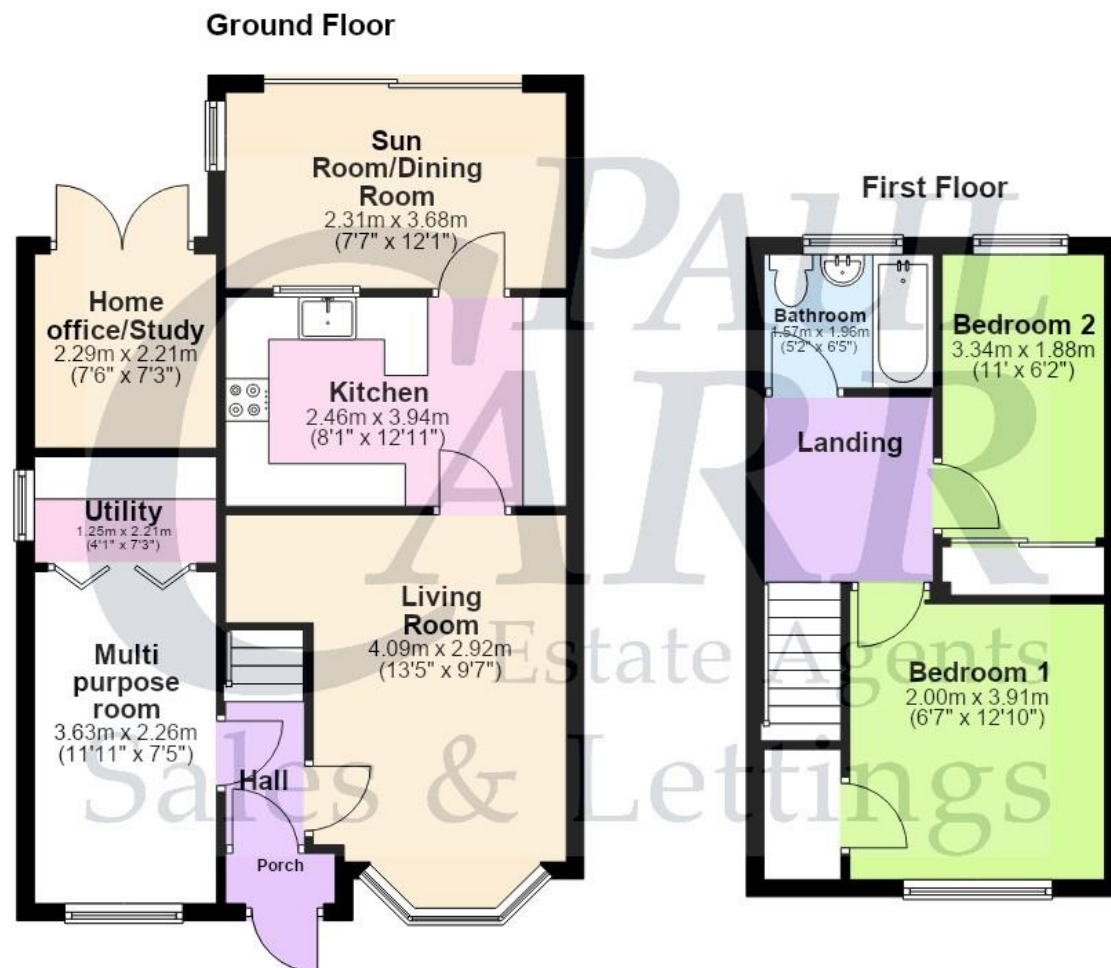
Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 30th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

