

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Breeden Drive, Curdworth, Sutton Coldfield, B76 9HJ

Offers Over £285,000



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**** VILLAGE LOCATION ** NO WORK REQUIRED ** THREE BEDROOMS ** GARAGE ** DRIVEWAY ****

This mid-terrace property is immaculate throughout and is situated in "CURDWORTH VILLAGE" within a cul-de-sac location. The property itself consists of a TWO CAR DRIVEWAY, canopied entrance area, ENCLOSED PORCH AREA entrance hallway with a storage cupboard, through lounge providing access to the rear partly brick built CONSERVATORY and side kitchen, which in turn leads to the integral GARAGE. The rear garden has been LANDSCAPED providing a low maintenance rear garden area. To the first floor there are THREE BEDROOMS a separate WC and a family size BATHROOM with the benefit of a separate shower area incorporated. The property also benefits from double glazing and central heating (both where specified) Energy Efficiency Rating: D

Front Garden/Driveway

Fence border with decorative lighting to one side of the block paved driveway area providing off road parking for two vehicles, open border to the other side. Opening to:-

Canopied Entrance Area

Block paved slightly raised area below the canopy providing shelter, double glazed window into the entrance hallway area and a double glazed door allowing access to:-

Entrance Porch

5'3" x 4'10" max 2'8" min with an angled entrance (1.60m x 1.47m max 0.81m min with an angled entrance)

Double glazed window to the front, exposed brick walls to either side internally, chequered tiling to the floor area, and a spotlight inset to the ceiling. Double glazed door to the rear into:-

Entrance Hallway

8'8" x 5'4" + stairs area (2.64m x 1.63m + stairs area)

Stairs rising to the first floor landing area with a storage cupboard below, wood effect

flooring, double glazed window to the front, and a decorative coving finish to the ceiling area. Partly glazed door allowing access to:-

Through Lounge

15'11" x 12'1" max 10' min (4.85m x 3.68m max 3.05m min)

Decorative modern style fireplace with a stone effect back over hearth and a coal effect gas fire. Double glazed sliding patio doors to the rear allowing access to the rear conservatory area. Partly glazed door to the side allowing access to:-

Kitchen

11'6" x 9'11" max 7'8" min (3.51m x 3.02m max 2.34m min)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit double electric oven with a gas hob over and a stainless steel effect splash back to the wall area and a stainless steel extractor above. Plumbing for a washing machine, and a dishwasher area, partly tiled walls, and tiling to the floor area. Radiator, decorative coving

finish to the ceiling area, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Further internal door to the front allowing direct access to the integral garage area.

Conservatory

9'3" x 7' (2.82m x 2.13m)

Partly brick built with double glazed windows over to either side and to the rear, a set of double glazed French doors also to the side allowing access to the rear garden. Vertical column design radiator, and wood effect flooring.

Garage

16'4" x 7'11" (4.98m x 2.41m)

Integral garage with a roller front entrance area, personal door to the rear into the kitchen area, wall mounted units, lighting, and electric supply.

FIRST FLOOR

Landing

Double glazed window to the front, loft access via the hatch area and a decorative coving finish to the ceiling. Doors to:-



Bedroom One

12'9" x 8'9" (3.89m x 2.67m)

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling, decorative panelling to one wall area, and a fitted wardrobe with three mirrored sliding access doors.

Bedroom Two

11'7" x 10' (3.53m x 3.05m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling.

Bedroom Three

9'10" x 7'10" (3.00m x 2.39m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling, and a built in wardrobe with double access doors and overhead storage cupboards.

Bathroom

11'7" x 6'11" (3.53m x 2.11m)

Suite comprised of a sunken tile top and sided bath, corner shower cubicle with a boiler fed shower inset, and a wash hand basin with a mixer tap over inset to a vanity unit with storage and shelving below, mirror inset over with display glass fronted cabinets to either side and a pelmet with spotlights above. Spotlights inset to the ceiling area,

storage cupboard to the side of the shower area, ladder style radiator, partly tiled walls with a decorative dado effect tile inset, tiling to the floor area, and a double glazed window to the rear.

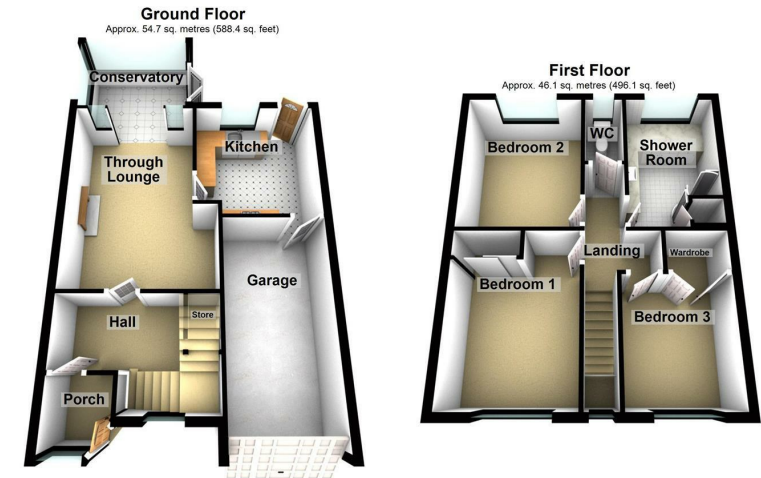
WC

5'11" x 2'10" (1.80m x 0.86m)

Low flush WC, and a double glazed window to the rear.

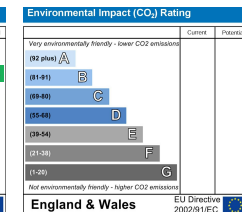
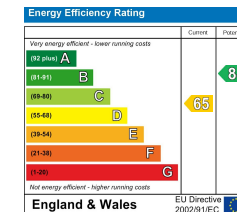
OUTSIDE

Rear Garden



Total area: approx. 100.8 sq. metres (1084.6 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.



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