

40 GLEBE FIELDS
CURDWORTH
SUTTON COLDFIELD
B76 9ES


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A wonderful recently renovated detached home set in an enviable position in a quiet cul de sac.

Ground Floor

Hallway

Drawing Room

Open plan kitchen/dining

Utility & Store

First Floor

Landing

Principal bedroom with built in wardrobes and en suite

Three further bedrooms

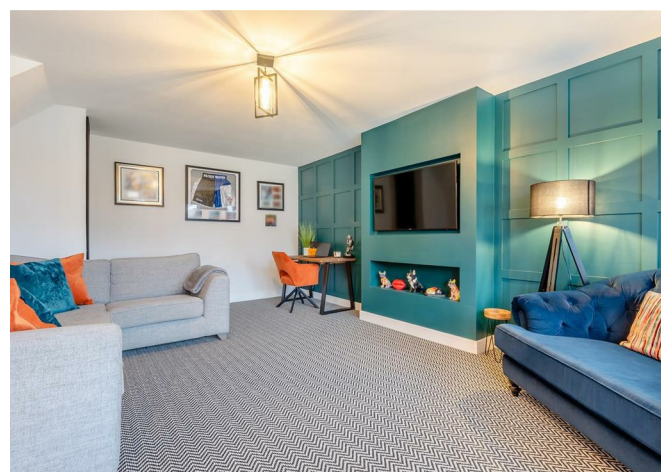
Family Bathroom

Gardens & grounds

Landscaped rear garden

Large area laid to lawn

EPC rating : D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

40 Glebe Fields is located in the village of Curdworth and surrounded by beautiful countryside with nearby walking paths taking you towards Wishaw, offering semi-rural living whilst having easy access to the area's many facilities. Nestled in a prime location, the property offers unparalleled convenience with a Post Office, charming local shop, three welcoming pubs, a village hall, school and pre-school, all just a five-minute walk away. Enhancing its appeal, the property offers access to nearby fields perfect for scenic dog walks, as well as proximity to a tennis court, cricket pitch, and football pitches. Convenient road and rail connections provide easy access to the region's larger towns and cities.

Schooling in the area includes Curdworth and Minworth Primary School, which are just a few of the local schools with excellent reputations. Purchasers are advised to check with the local council for up to date school catchment areas.

The property is ideally situated for the M42 and M6, with fast communications to the north and to London. The comprehensive facilities of both Sutton Coldfield and Tamworth can be accessed within a short commute and an excellent local road network offers access to nearby motorway connections including M6 Toll, M6, M42, Junction 9 or 10, and the A5 and A38.

The town of Sutton Coldfield is easily accessible with a range of well-known high street shops and restaurants. Tamworth is also nearby and has the benefit of a large shopping retail park at Ventura.

Description

The property occupies a generous corner plot in a peaceful cul-de-sac. Its location provides a private and tranquil setting with ample space to enjoy, free from overlooking neighbours.

The house is accessed via a deep fore garden with a neatly maintained lawn. The large driveway offers parking for at least six vehicles, complete with an electric car charging point.

Once inside the extended property, it's immediately apparent that it has been finished to a high standard, featuring freshly decorated interiors and new carpets in the living room, stairs, and landing. The composite front door with double-glazing and side panel allows natural light to flood the space, leading into the inviting hallway.

The property exudes a homely and inviting character, and features modern décor throughout. This begins with a newel and balustrade staircase leading to the first floor. LVT flooring and a radiator complete the space with style and functionality. From the hallway, there are doors leading into the lounge, kitchen, garage and guest cloakroom. The cloakroom is fitted with a white close-coupled WC, a wash hand basin set into a vanity unit, a radiator, and a door into a handy storage cupboard.

The spacious living room is beautifully presented, with a built-in media wall and feature panelling. A double-glazed bow bay window at the front floods the room with natural light, while a well-placed radiator enhances comfort and warmth, creating a bright and welcoming atmosphere.

The impressive open-plan kitchen and lounge, which overlook the south-facing garden through expansive double-glazed doors, make the space ideal for modern family living. The sitting area features two radiators, spotlights in the ceiling, and continued LVT flooring which flows seamlessly into the dining area, which is spacious enough to accommodate a large dining table.

The kitchen area is well-equipped with a comprehensive range of units, including drawer, base, and eye-level cupboards, quartz work surfaces, an integrated dishwasher, and an integrated fridge-freezer. A four-ring induction hob, a fitted double oven/grill combination, a microwave, and a stainless steel sink with an instant hot water tap complete the modern kitchen setup.

The first-floor landing leads to the master bedroom suite, which is a generous space featuring a double-glazed window to the front, with picturesque views. Modern built-in wardrobes offer ample storage space, and the room is equipped with a radiator. The suite also benefits from an en-suite bathroom, which includes a large shower cubicle with an overhead shower, a wash hand basin set into a vanity unit, a close-coupled WC, stylish tiling to the walls and floor, a double-glazed opaque window, and a chrome ladder-style radiator/towel rail.

Boasting three additional double bedrooms, each with its own unique character. Bedroom two offers breath-taking rear views, built-in mirror-fronted wardrobes, and a radiator. Bedroom three features a double-glazed window to the front, a radiator, and mirror-fronted wardrobes that provide ample storage space. Bedroom four also enjoys picturesque views over nearby fields, a radiator, and a door leading to a generously sized built-in wardrobe/storage area.

The family bathroom is a luxurious space, fitted with a white suite that includes a panelled bath, a wash hand basin set into a vanity unit, a wet and dry shower cubicle with an overhead shower, and a WC. Spotlights on the ceiling and elegant grey-toned tiling to the walls and floor add to the bathroom's stylish feel, and a double-glazed opaque window ensures privacy.

The large double garage is impressively spacious, featuring an up-and-over door at the front for easy access. Inside, it is equipped with a wall-mounted central heating boiler and a radiator, ensuring comfort throughout. At the rear, there is a dedicated utility area, complete with space and plumbing for a washing machine, room for a tumble dryer, and a stainless steel sink and drainer. Additionally, there is a work surface, offering practicality and convenience for various tasks. This versatile space, accessible from the house, offers generous storage and utility options, perfect for keeping the home organised while separating work and utility areas from the peaceful living spaces.

This home offers a blend of comfort, style, and modern living in a sought-after location, making it an ideal choice for any growing family.

Gardens & Grounds

The garden perfectly complements this stunning property, offering a tranquil outdoor space ideal for relaxation and entertaining. To the rear, you'll find a beautifully maintained lawn and a spacious patio area, perfect for al fresco dining or enjoying a sunny day. The side of the property boasts an exceptionally long lawn providing plenty of space for various outdoor activities or landscaping potential. The generous size of the garden ensures it enjoys sunlight all day. Practical features such as an outdoor hot water tap and plug sockets add convenience and functionality. Additionally, there is a gate which leads directly to the park, offering easy access to green spaces for walking, play, or outdoor recreation. This garden is truly a serene and versatile feature of the home.

Distances

Sutton Coldfield 7.5 miles via M6 Toll and A453
Curdworth Sutton Coldfield 0.2 miles via Glebe Fields and Coleshill Rd
Birmingham 8.5 miles via Kingsbury Rd/A38
Lichfield 12.8 miles via M6 Toll
Solihull 12.8 miles via M42
M42 (J9) 13.8 miles via M42
M6 Toll (T4) 5.3 miles via M6 Toll
Birmingham International/NEC 7.8 miles via Lichfield Rd/A446
(Distances approximate)

Services

We understand that mains water, drainage, electricity, and gas are connected.

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Terms

Tenure: Freehold
Local authority: North Warwickshire
Tax band: E
Average area broadband speed: 74 Mbps

Viewings

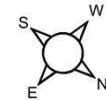
Viewings are strictly being undertaken by prior appointment through Aston Knowles, 0121 362 7878

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot

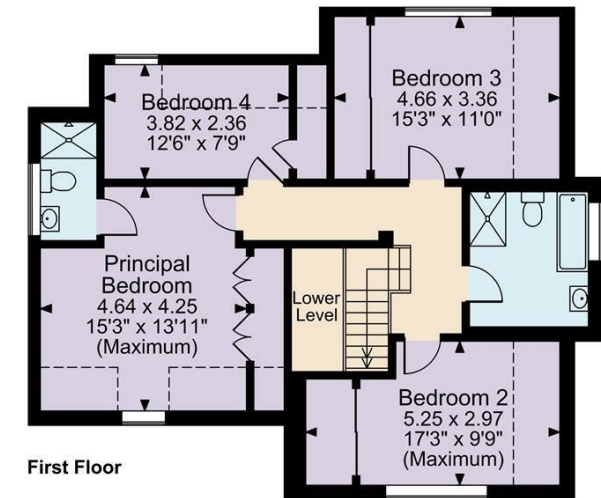
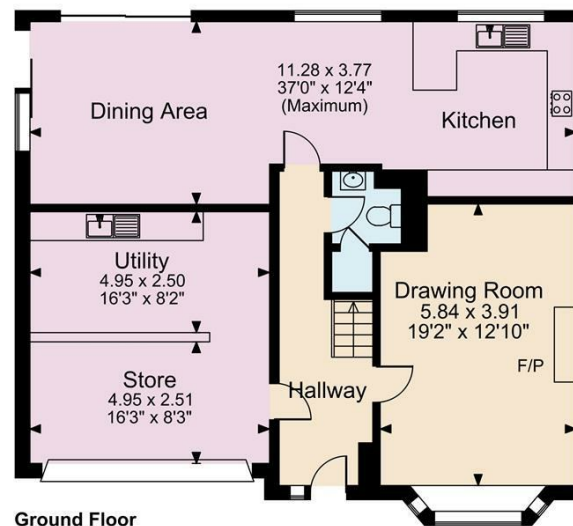


Glebe Fields, Sutton Coldfield
Approximate Gross Internal Area
1909 Sq Ft/177 Sq M



be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken January 2025
 Particulars prepared January 2025



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		81
(81-91) B		
(69-80) C		68
(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		

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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com