



43 Oaklands, Curdworth, B76 9HD

£400,000

Detached property in the popular village of Curdworth. In brief the property comprises entrance hallway, lounge, dining room, kitchen, utility, downstairs shower room, four bedrooms, bathroom, garden, garage and off road parking. The property benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Block paved driveway providing off road parking.



Entrance Hallway

Door to front, radiator, two wall light points and ceiling light point.

Downstairs Shower Room

Downstairs shower room, shower cubicle, wash hand basin with vanity unit, low level W/C, heated towel rail, ceiling light point



Lounge

14'05 x 13'4 (4.39m x 4.06m)

Double glazed bay window to front, radiator, two ceiling light points, wall light point and brick built feature fireplace.



Dining Room

11'06 x 8'6 plus stairwell (3.51m x 2.59m plus stairwell)

Double glazed window to rear, double glazed door to rear garden, radiator and ceiling light point.



Kitchen

8'07 x 11'06 (2.62m x 3.51m)

Double glazed window to rear, wall, base and drawer units, integrated gas hob, electric oven, stainless steel sink unit with drainer and mixer tap, dishwasher, fridge, radiator, two ceiling light points and under stairs store cupboard.



Utility

14'10 x 8'04 (4.52m x 2.54m)

Double glazed window and door to rear, base and wall units, ceiling light point, plumbing for washing machine, Belfast style sink with mixer tap over.

Landing

Loft access and ceiling light point, store cupboard concealing boiler.

Bedroom One

11'2 x 10'9 (3.40m x 3.28m)

Double glazed window to front, radiator, ceiling light point, built in wardrobe



Bedroom Two

11'2 x 8'6 (3.40m x 2.59m)

Double glazed window to rear, radiators, ceiling light point, built in wardrobe.



Bedroom Three

8'6 x 9'1 (2.59m x 2.77m)

Double glazed window to front, radiator, ceiling light point.



Garage

8'4 x 15'2 (2.54m x 4.62m)

Up and over garage door, power points, ceiling light point.



Bedroom Four

8'6 x 5'5 (2.59m x 1.65m)

Double glazed window to rear, radiator, ceiling light point, built in wardrobe.

Garden

Patio area, mostly laid to lawn



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax - E
EPC Rating - D

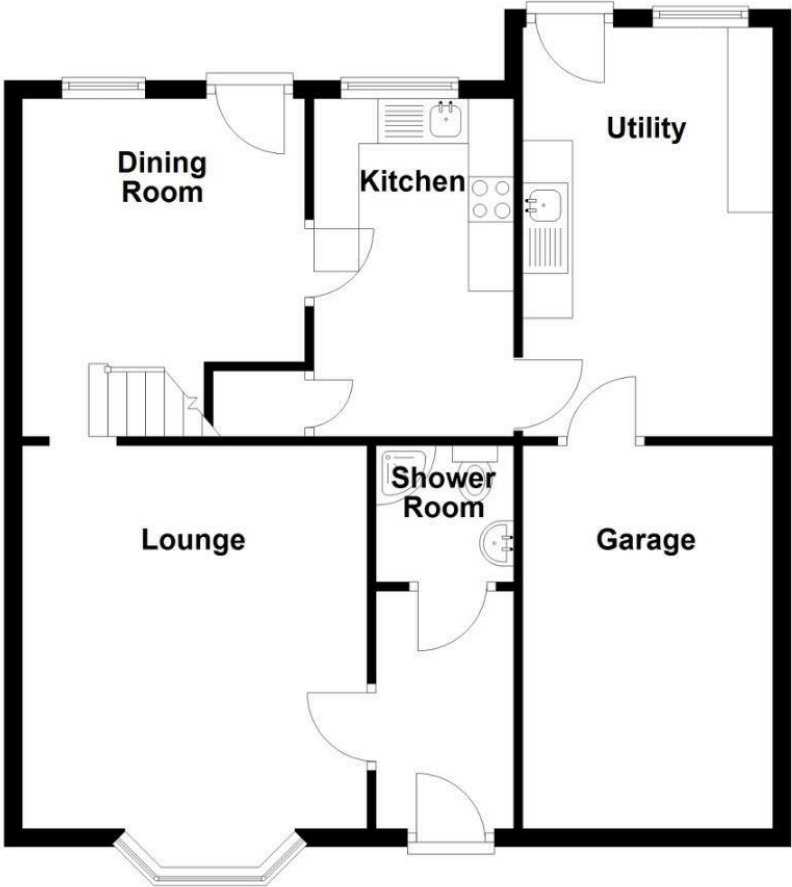


Bathroom

Pannle bath with shower over, hand wash basin and low level W/C set in a vanity unit, heated towel rail.

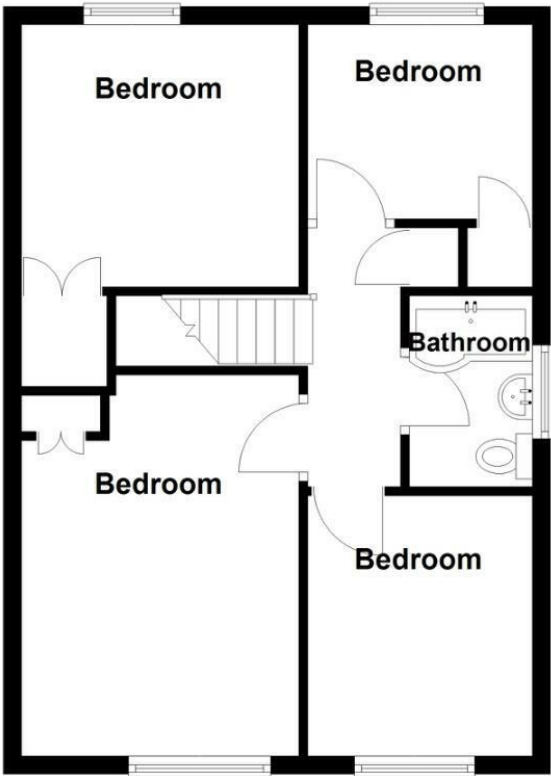
Ground Floor

Approx. 69.7 sq. metres (750.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 115.5 sq. metres (1243.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.