



Red Lion Cottage

27 Coleshill Road, Curdworth, B76 9ET



MARK BENTLEY
ESTATE AGENT



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A most attractive 4 bedroom 2 bathroom 3 reception room grade 2 listed freehold detached home offering an abundance of character & charm and having garaging for 4 cars & workshop, all set in just under half an acre in this popular village.

The **Red Lion Cottage** is believed to date back to the 1600's when it was the village pub and still has a section of the original pub bar.

Red Lion Cottage has been thoughtfully maintained by the current owners over the last 12 years and offers excellent accommodation together with two separate large garages, a workshop and just under half an acre of lawned grounds.

Curdworth Village lies 3 miles east of Sutton Coldfield and is home to a village general store, the popular White Horse and Beehive Pubs, a Primary School and St Nicholas Church. The Asda Superstore at Minworth is just 2 miles and for the driving commuter the A38, M6 Toll Road, M42 and A446 are within a 5 minute drive.

Sutton Coldfield is home to a wealth of amenities and facilities including excellent primary & secondary schools, including two grammar schools, bus and train services to Birmingham City Centre and beyond, a host of shops, pubs and restaurants and Sutton Park with its 2,400 acres of parkland, woods and lakes.

Red Lion Cottage comprises:

Side Driveway

Block paved drive providing parking space for up to 4 cars and access to Garage 1.





Ground Floor

Porch

Reception Hall

Oak entrance door and pull door bell, beamed ceiling, 2 radiators, double glazed windows to the side and overlooking to patio and the breakfast area, stairs up to the principal bedroom and en-suite, doors to Sitting Room and Dining Hall and door to:

Guest Cloakroom

WC, Pedestal wash basin, radiator and double glazed window overlooking the patio.

Sitting Room

Feature fireplace with wooden surround and fitted gas coal fire and marble back plate and hearth, 2 double glazed windows facing side, beamed ceiling, radiator and double glazed window facing front.

Large Dining Hall

Feature Inglenook with brick fireplace with log burner, fitted seats and built in cupboards either side, feature beam over and quarry tiled hearth, stone flagged floor, beamed ceiling, radiator, window facing front, character Oak door to front and open access to Bar & Lounge.

Feature Bar

Serving counter with entrance gate and beer pulls and excellent range of shelving.

Lounge

Feature Inglenook with fitted log burner, quarry tiled hearth, feature beam over, beamed ceiling, stone flagged floor, radiator, windows facing front, side and overlooking the rear garden, door to the patio and stairs to the Bedroom 2, 3 & 4 and the bathroom on the first floor.

Well Fitted Kitchen & Breakfast Area

Excellent range of fitted base cupboards and drawers with granite work surfaces and matching wall cupboards, one a half basin sinks with mixer tap, Falcon cooker/range with Falcon extractor hood over, Baxi gas central heating boiler,





Kitchen/Breakfast Area Cont'd

Built in double doors broom cupboard, window overlooking the reception hall, 2 windows overlooking the rear garden, beamed ceiling, stone flagged floor, door to the patio and door to:

Utility Room

Fitted base cupboards and drawers, space for washing machine and tumble dryer, double glazed window facing side and half glazed door to the patio and rear garden.

First Floor 1

Approached from stairs from the reception hall:

Principal Bedroom

2 double built in storage cupboards, double radiator and double glazed windows facing side and rear.

En-Suite Shower Room

Shower cubicle, WC, twin wash basins set in vanity unit with twin mirrors over and cupboard and shelves under, electric shaver point, heated towel rail, radiator, 2 double fitted wardrobes and 2 double glazed windows facing front.

First Floor 2

Approached from a staircase from the Lounge:

Landing

Hatch to loft area, radiator, window facing front and door to bedroom 2, 3 & 4 and bathroom.

Bedroom 2

One double and one single wardrobe, radiator and window facing front.

Bedroom 3

Two double fitted wardrobes and display shelving and cupboards, feature beams, radiator and windows facing front and side.

Bedroom 4

Fitted double wardrobe, radiator, feature beams and window overlooking the rear garden.

Bathroom

Panelled bath, pedestal wash basin, shower cubicle, radiator, airing cupboard and windows facing side and rear.

Separate WC

WC, wash basin, radiator and window facing rear.

Outside

Covered Side Porch

Door to front and door to:

Store Room

Large Rear Garden

Paved patio, walling with steps up to the first lawn, stone walling and further steps to second lawn leading to large further lawned garden which has vehicular access to the rear and:

Large Single Storey Detached Building

Comprising:

Garage 2

A 2/3 car garage

Large Workshop

With Separate WC & Wash basin.

General Information

Tenure: Freehold

Council Tax Band: G

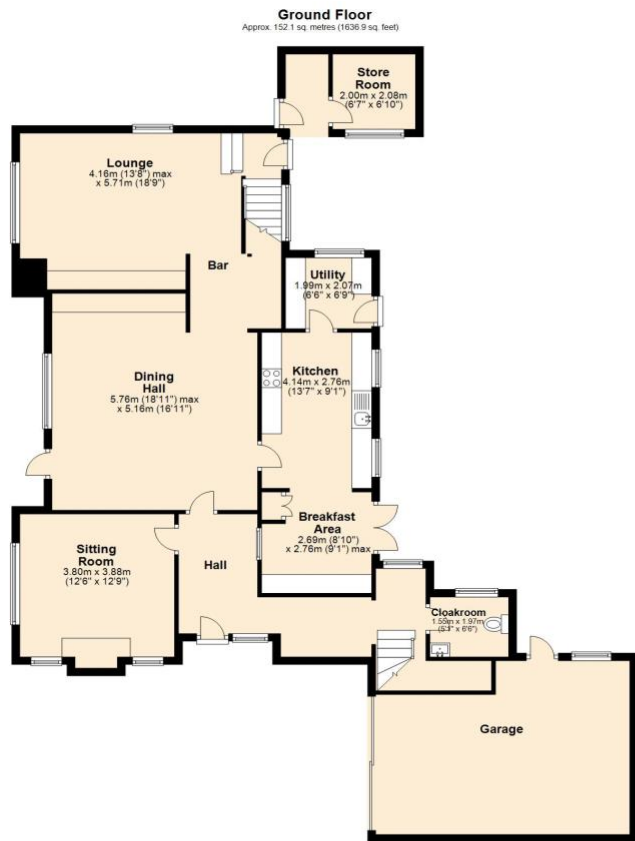
Local Authority: North Warwickshire

Broadband: Fast broadband is available from several suppliers.

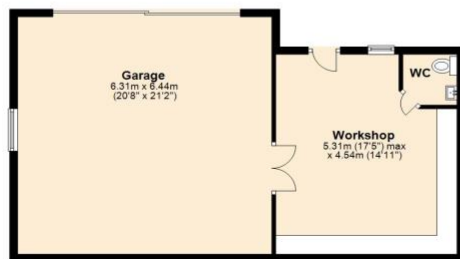
Viewing: Call 07768 035065 or 0121 353 621 or email: mark.bentley@exp.uk.com to arrange an appointment to view this most attractive character home.







Garage and Workshop
Approx. 65.3 sq. metres (702.6 sq. feet)

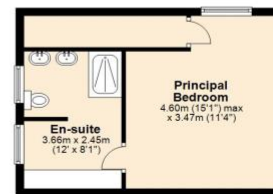


First Floor
Approx. 89.9 sq. metres (967.9 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 335.4 sq. metres (3610.6 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



MARK BENTLEY
ESTATE AGENT



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