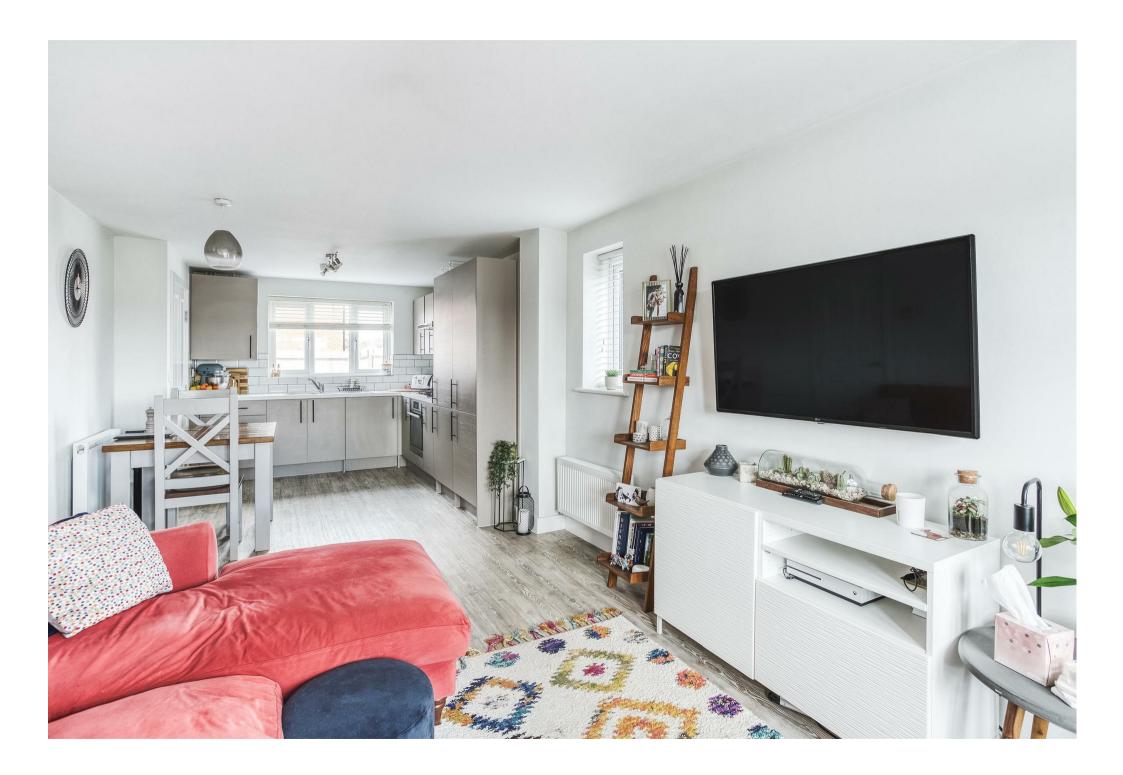


Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.

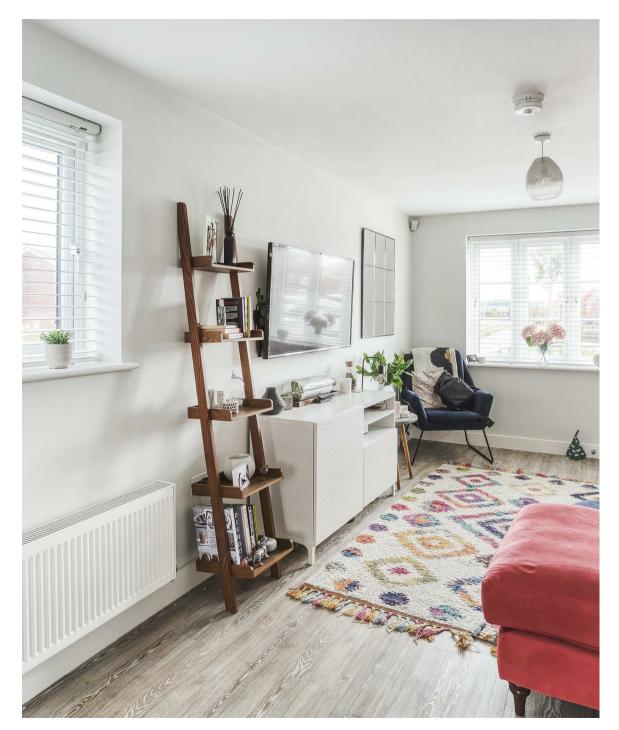


MODERN STYLISH, PARK-FACING STARTER HOME – Situated at the end of a peaceful cul-de-sac in the desirable area of Stenson Fields, Budle Avenue is a beautifully presented two-bedroom modern home ideal for first-time buyers. Overlooking a green open space, this property combines everyday practicality with a warm, welcoming design. Featuring a spacious open-plan lounge and dining area, contemporary kitchen with integrated appliances, and a private rear garden, it offers the perfect balance between indoor comfort and outdoor enjoyment. The home benefits from two well-proportioned bedrooms, a modern bathroom, and ample storage throughout. With private driveway parking for two vehicles and attractive views over the adjacent park, this property offers excellent value under the Low Cost Home Scheme—providing 80% of full market value for eligible buyers. A fantastic opportunity to take that first step onto the property ladder in a tranquil yet well-connected residential setting.















## CURRAN BIRDS ... C









## The *Particulars*

- Spacious And Stylish Open Plan Living, Park Facing Aspect
- Modern Kitchen With Integrated AEG Appliances
- Two Well-Proportioned Double Bedrooms
- Contemporary Bathroom With Shower Over Bath Downstairs WC
- Private Rear Garden With Lawn, Patio And Pebbl Beds
- Two Allocated Parking Spaces At The Fron
- End-Of-Cul-De-Sac Position Offering Added Privacy
- Excellent Access To Rolls Royce And Toyota
- Close To Mercia Marina. Countryside And Canal Walks
- Ideal Opportunity For First-Time Buyers Under Lov Cost Home Scheme

Size

Approx sqf

Energy Performance Certificate (EPC)

Rating

Council Tax Band

## CURRAN BIRDS TO CONTRIBUTE CONTRI

## Let's Talk

01332 411050 hello@curranbirds.co curranbirds.co The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.