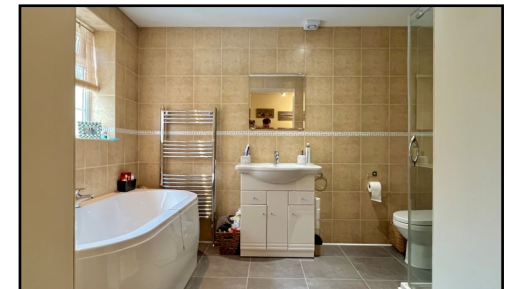


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Beautifully composed & extended, four bedroomed detached
- Superb master bedroom with ensuite
- Dressing area into fully comprehensive bathroom
- Imposing & attractive lounge
- Open plan kitchen through dining room
- Side utility with understairs store
- Delightfully rear conservatory
- Guest W.C & double length garage
- Multivehicle drive to fore
- Private & mature rear garden



88, COLESHILL ROAD, CURDWORTH, B76 9HH ~ Offers in Excess of £475,000

Nestled in a desirable and tranquil neighbourhood, this impressively composed, detached & freehold family home offers a harmonious blend of modern sophistication and spacious living, together with scope for further redevelopment. The property has been thoughtfully extended and tastefully converted, resulting in deceptive proportions that truly set it apart. Boasting four generous bedrooms, this home is perfectly designed for a growing family or those who simply value ample space. The interior is adorned with contemporary decor throughout, featuring sleek finishes and a stylish palette that create an inviting and warm atmosphere. The versatile layout provides both open-plan living areas and private retreats, catering to all aspects of modern family life. Locally, a scattering of public houses, a post office, a primary school and even a Parish Church can be found, all just a short walk from the properties immediate position. Further comprehensive shopping facilities can be found within a short drive and are obtained via one of the many, excellent commuter links that are offered. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), this delightfully family home must be viewed to appreciate. Currently briefly comprising: deep and welcoming entrance hall, attractive guest cloakroom/w.c., sizeable lounge with box bay window to fore, double doors open into an open plan kitchen through dining room, a rear conservatory and a side utility with understairs storage are both available. To the first floor, four well proportioned bedrooms are provided with the master boasting fitted wardrobes and an en suite shower room, bedroom three has been extended and now boasts true double proportions, the family bathroom now composes walk in dressing area into a fully comprehensive bathroom. Externally, a multivehicular block paved drive with mature shrubs lines the perimeter, access is provided into a substantial, double length garage, to the rear, renewed paving with beautifully manicured borders are available, access back into the property via conservatory and garage. To take full advantage of this home & to comprehend it's valuable opportunity, we highly recommend internal inspection.

Set back from the road behind a multi vehicular block paved drive with a mature and well tended garden scene to the front and side of the drive, access is gained into the accommodation via a composite obscured door with windows to side into:

ENTRANCE HALL: Internal doors open to a family lounge, extended fitted breakfast kitchen through dining room, and guest cloakroom / WC, radiator, stairs off to first floor.

GUEST CLOAK ROOM: Pvc double glazed obscured window to fore, suite comprising vanity hand wash basin and low level WC, radiator, space for cloaks storage, door back to entrance hall.

FAMILY LOUNGE: 13'1" x 12'8": Pvc double glazed boxed bay window to fore, radiator, gas coal effect fire set on a slate hearth having wooden mantle over, single door back to entrance hall and obscured glazed double doors opening to:

FITTED BREAKFAST KITCHEN / DINING SPACE: 23'9" x 9'2": Pvc double glazed windows and patio doors opening to rear conservatory, matching wall and base units with integrated oven having grill over, edged work surfaces with matching upstands, integral one and a half sink and drainer unit, electric induction hob with extractor canopy over and Perspex splashback behind, tiled splash backs, radiator, access is provided into a dining area with space for a dining table and chairs, vertical radiator, glazed obscured double doors open back into lounge and single door back to entrance hall, further internal door opens to:

UTILITY: Pvc double glazed obscured door opens to garage, matching wall unit and edged work surface with upstand, recess below for washing machine, pantry style storage under stairs, door back to kitchen.

REAR CONSERVATORY: 9'5" x 9'2": Pvc double glazed patio doors opening to rear garden, radiator, further pvc double glazed doors with windows to side open back to fitted breakfast kitchen through dining area.

STAIRS AND LANDING: Internal doors open to four bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 13'4" x 10'10": Pvc double glazed windows to fore, built in wardrobes having double doors to fore, radiators, air conditioning is provided, door to landing and further door to:

ENSUITE SHOWER ROOM: Pvc double glazed obscured window to fore, suite comprising step in shower cubicle having glazed splash screen and folding partial door to fore, low level WC and vanity wash hand basin having storage overhead, tiled flooring and splashbacks, ladder style radiator and door back to bedroom.

BEDROOM TWO: 11'8" x 8'8": Pvc double glazed window to rear, space is provided for double bed and complementing bedroom suite, radiator, door back to landing.

BEDROOM THREE: 16'02" x 6'06": Pvc double glazed windows to rear, radiator, space for double bed and complementing bedroom suite, currently being utilised as an office/study and previously extended, door back to landing.

BEDROOM FOUR: 7'02" x 6'6": Pvc double glazed window to rear, radiator, space for single bed, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: Pvc double glazed obscure window to fore, suite comprising of step in shower cubicle having glazed door to side, vanity hand wash basin, low level WC and oval ended bath, ladder style radiator, tiled splash backs and flooring, access is provided into a walk in area which is offered directly from the landing and provides space for dressing, further radiator, door back to landing.

REAR GARDEN: Paved patio leads from the accommodation and advances to rear, mature shrubs line the accommodations perimeter with access being gained back into the property via pvc double glazed patio doors to conservatory and a side door into:

DOUBLE LENGTH GARAGE: 41'5" x 7'3": (Please check the suitability for your own vehicle use) Various spaces for electrical items and storage, electrically operated roller garage door to fore, pvc double glazed obscure doors to utility and garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



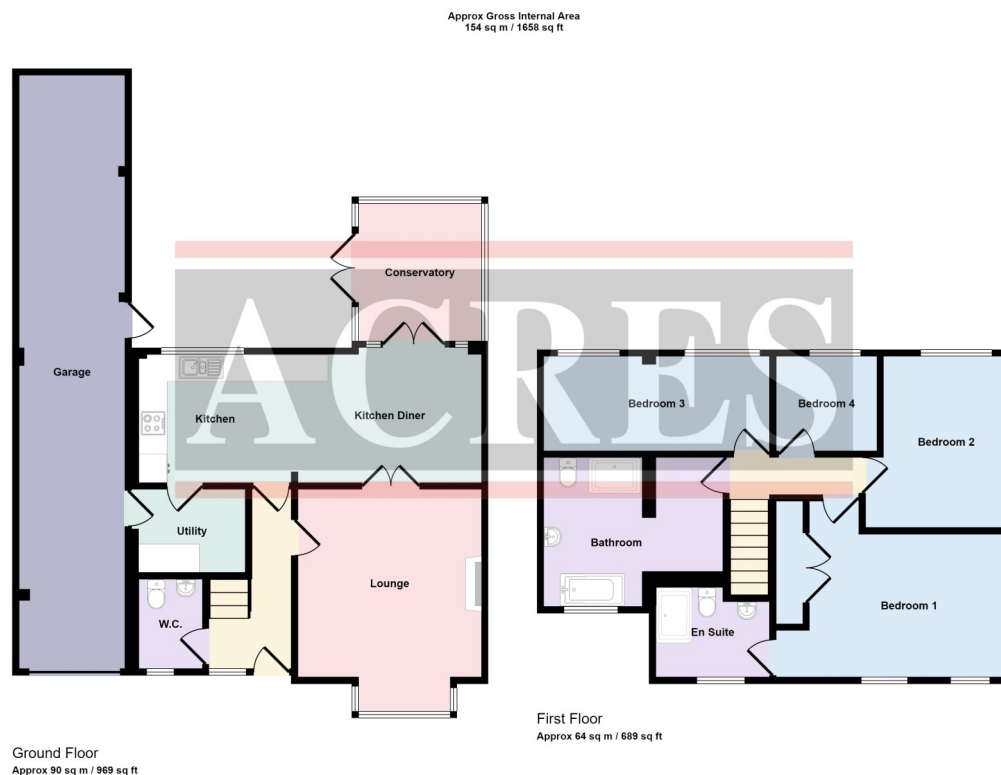
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		