

# ACRES

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- Three bedroomed, semi detached home
- Shower room & separate WC
- Dining room & family lounge
- Rear conservatory
- Fitted kitchen & utility
- Decorative front garden
- Superb, sizeable rear garden
- Excellent potential presented
- Close to local amenities
- No onward chain



***KINGSBURY ROAD, CURDWORTH, B76 9EP - PRICE GUIDE £250,000***



Occupying a generous plot on the edge of Curdworth, this beautifully presented and extended, three-bedroomed, freehold semi-detached home offers both immediate move-in comfort and exciting scope for future personalisation. Carefully and tastefully maintained during its current tenure, the property combines character, space, and versatility, making it an ideal choice for a variety of prospective purchasers. Perfectly placed for modern living, the home enjoys impressive commuter links on the doorstep, ensuring ease of access to surrounding towns and Birmingham city centre. Local shopping amenities are close by, with further comprehensive facilities available in nearby Minworth. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises: porch, deep entrance hall, dining room opening to a family lounge, rear conservatory, fitted kitchen, utility, three generous bedrooms, and a separate shower room with WC. Externally, the property is fronted by a neatly laid fore garden with planted borders. To the rear, a superb landscaped garden features lawn, mature shrubs and trees, with an off-road track giving access to a garage and parking space. With its generous proportions, desirable location and excellent potential, this home is a rare opportunity in a sought-after setting. Internal inspection is highly recommended to appreciate the scope on offer. EPC Rating D.

Set back from the road behind a paved path with borders providing shrubs and bushes, access is gained into the accommodation via a PVC double glazed door with windows to side into:

**PORCH:**

An internal obscure glazed door opens to:

**ENTRANCE HALL:**

Door to dining room and sliding door to kitchen, built-in sliding mirrored cupboard, radiator, stairs off to first floor.

**DINING ROOM: 12'08 (into bay) x 11'11 max / 10'04 min:**

Double glazed bay window to fore, space for dining table and chairs, radiator, door back to entrance hall, and access is provided to:

**FAMILY LOUNGE: 14'01 x 10'06:**

Double glazed sliding doors open to rear conservatory, gas fire with granite hearth and period surround, radiator, access is provided back to dining room.

**REAR CONSERVATORY: 9'05 x 8'08:**

Double glazed sliding doors open to rear garden, obscure windows to side with doors back to family lounge.

**FITTED KITCHEN: 10'06 x 7'11:**

Obscure window to side with obscure door and windows overlooking utility, matching wall and base units with integrated cooker, recesses for fridge / freezer, radiator, tiled splashbacks, edged work surfaces with four ring electric hob and extractor canopy over, sliding door back to entrance hall.

**UTILITY: 12'00 x 5'09:**

PVC double glazed door and window to rear with obscure door opening to side entrance, further windows overlooking kitchen and conservatory, matching wall and base units with recesses for washing machine and dryer, stainless steel sink drainer unit.

**STAIRS & LANDING TO FIRST FLOOR:**

Obscure window to side, doors open to three bedrooms, shower room and WC.

**BEDROOM ONE: 15'02 x 9'02:**

Double glazed bay window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM TWO: 11'07 x 9'11:**

PVC double glazed window to rear, built-in storage, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE: 8'08 x 8'07:**

Double glazed window to fore, fitted sliding mirrored wardrobes, space for bed and complementing suite, radiator, door back to landing.

**SHOWER ROOM:**

Obscure window to rear, suite comprising shower and pedestal wash hand basin, radiator, tiled splashbacks, doors to storage and back to landing.

**WC:**

Obscure window to rear, suite comprising low level WC, tiled splashbacks, door back to landing.

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given to a rear garage and off-road track accessible via a side metal gate.



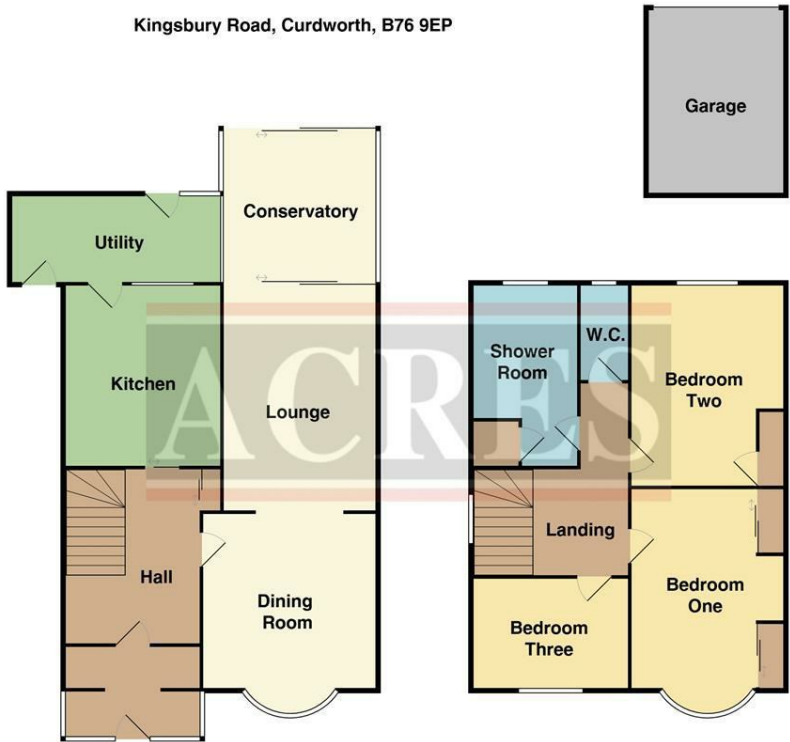
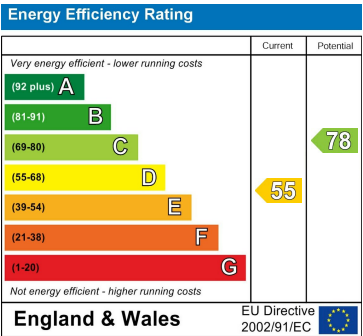




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.

