



Breeden Drive

Curdworth, Sutton Coldfield, West Midlands, B76 9HL

£300,000

# Property Features

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- Charming Mid Terraced Property
- Entrance Porch
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Family Bathroom
- Separate WC
- Garage and Driveway
- Rear Garden
- Close to Commuter Links, Local Schooling, and Social Amenities

## Full Description

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Welcome to this charming mid-terraced property, nestled in the highly regarded village of Curdworth. Offering a serene and peaceful locale, this home has undergone generous cosmetic improvements in recent years courtesy of the current owners. It boasts an excellent network of commuter links, local schooling, and social amenities nearby, making it an ideal choice for families and professionals alike.

### GROUND FLOOR

As you step inside, you are greeted by a welcoming entrance porch that leads into a spacious and inviting family lounge. This bright and pleasant space benefits from a dual aspect, centred around a feature fireplace, and is illuminated by floor-to-ceiling windows and doors that open out onto the rear garden.

Adjacent to the lounge, the impressive kitchen/diner features a tasteful array of modern base units and drawers, with integrated appliances seamlessly incorporated. The ample dimensions of this area comfortably accommodate freestanding dining furnishings, making it perfect for family meals and entertaining guests.

### ENTRANCE PORCH

### FAMILY LOUNGE

21' 7" x 9' 10" (6.59m x 3.02m)

### KITCHEN/DINER

15' 5" x 7' 10" (4.72m x 2.39m)



## FIRST FLOOR

Upstairs, the property offers three fantastic bedrooms, each generously proportioned to accommodate a variety of furnishings and functions. The impressive family bathroom includes a sleek three-piece suite with a panelled bathtub, a corner shower enclosure, and a vanity sink unit. Next to the family bathroom, a separate cloakroom hosts a close-coupled WC.

### BEDROOM ONE

11' 8" x 9' 10" (3.57m x 3.02m)

### BEDROOM TWO

12' 7" x 8' 11" (3.86m x 2.74m)

### BEDROOM THREE

9' 11" x 7' 10" (3.04m x 2.40m)

### FAMILY BATHROOM

11' 6" x 6' 11" (3.52m x 2.13m)

### SEPARATE WC

6' 0" x 2' 8" (1.83m x 0.83m)

### THE REAR

Outside, the garden has been meticulously manicured and curated to present a delightful retreat. Adorned with vibrant flora and mature flowerbeds, slab-paved patios are carefully implemented throughout, offering multiple seating areas to enjoy this tranquil haven.

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

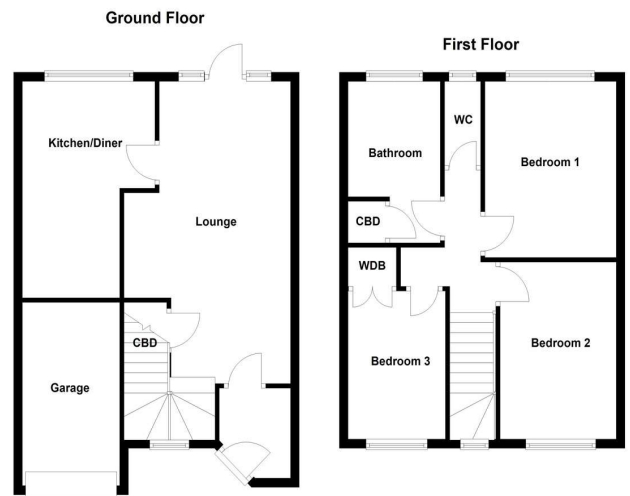
### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements