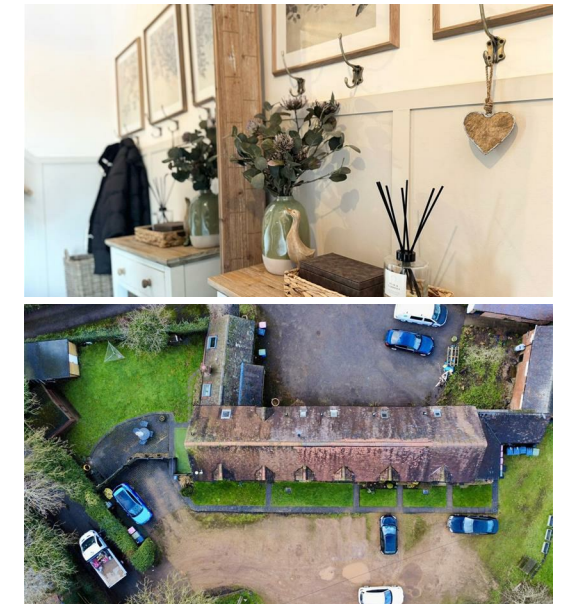


- North Warwickshire's oldest barn!
- Beautiful master bedroom
- Impressive shower room
- Landing space with office/study area
- Spacious lounge with cabinetry
- Renewed fitted kitchen with integral appliances
- Parking to fore
- Beautifully upgraded and modernised
- Walking distance to amenities
- Fantastic commuter links nearby



FARTHING LANE, CURDWORTH, B76 9HE - OFFERS IN THE REGION OF £210,000

Positioned on the edge of the sought-after village of Curdworth, this charming one bedroomed, freehold, mid-terraced cottage offers a rare opportunity to acquire a truly characterful home, rich in history yet thoughtfully updated for modern living. Dating back to the 1700s and forming part of one of North Warwickshire's oldest barns, the property was sympathetically converted circa 1980 by a local farmer and has since been beautifully modernised by the current owners, carefully preserving its traditional charm and historical integrity throughout. The home benefits from recently installed gas central heating and modern PVC double glazing (both where specified), all selected and fitted with traditional aesthetics firmly in mind. Within walking distance of local shopping amenities and facilities, the property also enjoys immediate access to extensive road networks, providing excellent connectivity across the surrounding area and beyond. Internally, accommodation briefly comprises an entrance hall leading into a cosy lounge featuring bespoke media-style cabinetry, creating a warm and inviting living space. A renewed fitted kitchen with integral appliances completes the ground floor, blending contemporary functionality with period-inspired design. To the first floor, an impressive landing offers ample space for a study or home-working area, while a delightful and characterful bedroom with built-in wardrobe leads through to a beautifully renewed shower room, finished with further traditional detailing. Externally, a gravelled driveway provides off-road parking for up to two vehicles. To fully appreciate the history, charm and quality of this exceptional cottage—truly one of North Warwickshire's hidden and quite remarkable gems—internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a gravel drive with access being given to two allocated parking spaces, a paved path with lawn gives access to the home via a PVC double glazed obscure door into:

ENTRANCE HALL: Traditional style doors open to lounge and under stairs storage, traditional radiator, stairs off to first floor.

FAMILY LOUNGE: 11'08 x 11'00: PVC double glazed window to fore, space for complete lounge suite, media unit, traditional radiators, door back to entrance hall and access is provided to:

RENEWED FITTED KITCHEN: 9'01 x 6'03: PVC double glazed obscure window to rear, matching wall and base units with integrated washing machine, fridge, freezer and oven, edged work surface with four ring electric hob having extractor canopy over, ceramic sink drainer unit, timber splashbacks, access is provided back to lounge.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to fore, space is provided for office space / study, traditional radiator, door opens to:

MASTER BEDROOM: 12'06 x 12'00: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, traditional radiator, door to landing and to:

SHOWER ROOM: Skylight over, suite comprising step-in shower with splash screen door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.



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)

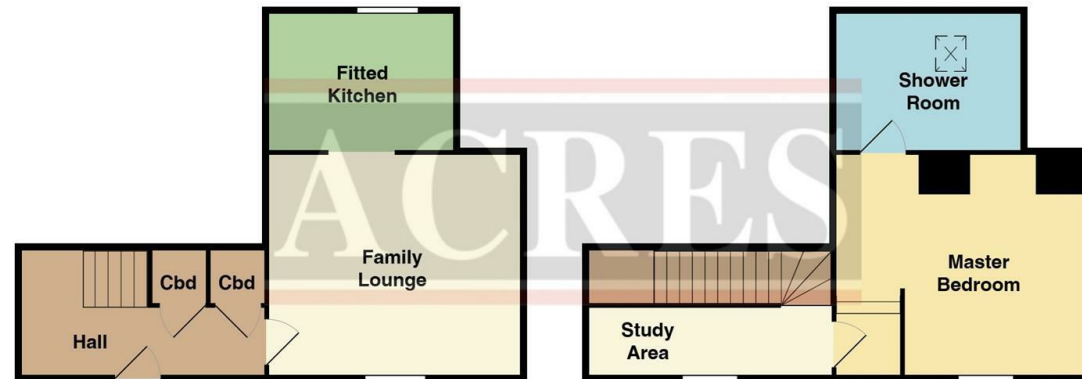
COUNCIL TAX BAND: C **COUNCIL:** North Warwickshire Borough Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Ashleigh Mews Cottages, Curdworth, B76 9HE



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.