ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- Comprehensively renovated and modernised
- Three well proportioned bedrooms
- New shower room & refitted kitchen
- Family lounge and dining room
- Boot room & conservatory
- Multivehicle block pave drive
- Considerable rear garden with off road access
- Close to local amenities
- Superb standard throughout

KINGSBURY ROAD, CURDWORTH, B76 9EP - OFFERS OVER £380,000

Having undergone a comprehensive programme of renovation and modernisation, this exceptional three-bedroomed, freehold semi-detached family home has been stripped back and thoughtfully transformed to an impressive standard throughout. Offering generous internal proportions together with excellent scope for further extension, subject to the necessary planning permissions, the property presents a rare opportunity to acquire a truly turn-key home. Ideally positioned close to extensive commuter links, including major road networks and readily-available bus services, the home enjoys a setting that combines a semi-rural feel with the convenience of modern town living. Benefitting from newly installed gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, spacious entrance hall, stunning re-fitted kitchen, dining room opening into a rear lounge with contemporary media wall, practical boot room and conservatory. To the first floor are three well-proportioned bedrooms, with fitted wardrobes to the two larger rooms, together with a stylishly refreshed shower room. Further improvements include a complete electrical rewire and new flooring throughout, providing peace of mind for years to come. Externally, the home is approached via a newly laid block paved multi-vehicle driveway. To the rear, a substantial lawned garden is complemented by mature shrubs and borders, while a timber decked seating area creates the perfect space for entertaining and relaxing. A single garage is positioned at the foot of the garden and benefits from access onto a rear off-road track. Combining modern styling, quality improvements and excellent future potential, this superb family home must be viewed internally to fully appreciate the accommodation and standard of finish on offer. Early inspection is highly recommended. EPC Rating D.

Set back from the road behind a renewed multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH: Space is provided to side for storage and access to meters, an internal obscure glazed timber door with windows to side opens to:

ENTRANCE HALL: Door opens to dining room and to under stairs storage, access is provided to kitchen, radiator, stairs off to first floor.

DINING ROOM: 12’04 (into bay) x 12’00 max / 10’03 min: PVC 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 10’03: Sliding patio doors open to rear conservatory, radiator, media wall unit with integrated electric fire and recess over for television, access is provided back to dining room.

REAR CONSERVATORY: 8’11 x 8’08: Patio doors open to rear garden and to lounge, PVC double glazed windows are provided to side.

FITTED KITCHEN: 11’02 x 7’09: PVC double glazed windows and door to boot room, obscure window to side, matching wall and base units with integral fridge / freezer and oven, a variety of units are provided including concertina doors and lazy Susan style LED lined full length cabinets, edged composite work surface with four ring electric hob having extractor canopy over, sink drainer unit, matching upstands, designer vertical radiator, access is provided back to entrance hall.

REAR BOOT ROOM: 12’00 x 5’08: PVC double glazed windows and doors to rear and back to kitchen, matching base units with recesses for washing machine and dryer, hanging space is provided, a PVC double glazed obscure door opens to side of property.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family shower room.

BEDROOM ONE: 15’03 (into bay) x 12’11 max / 9’11 min: PVC 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, space for double bed and complementing suite, radiator, door to storage and door back to landing.

BEDROOM THREE: 8’08 x 8’08: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure windows to rear, a renewed suite comprising walk-in shower cubicle with glazed splash screen door and window to fore, vanity wash hand basin and low level WC with storage around, ladder style radiator, tiled splashbacks, slatted doors open to airing cupboard and door back to landing.

REAR GARDEN: Timber decking together with a paved patio advances from the accommodation and leads to lawn, a path provides access to the rear of the lengthy garden with a variety of shrubs and bushes lining and privatising the property’s border; access is given to the rear off-road track and a single garage, with access being given back into the home via doors to conservatory and to boot room.

SINGLE GARAGE: (please check suitability for your own vehicle use).

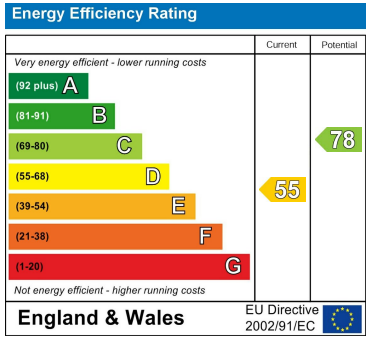
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

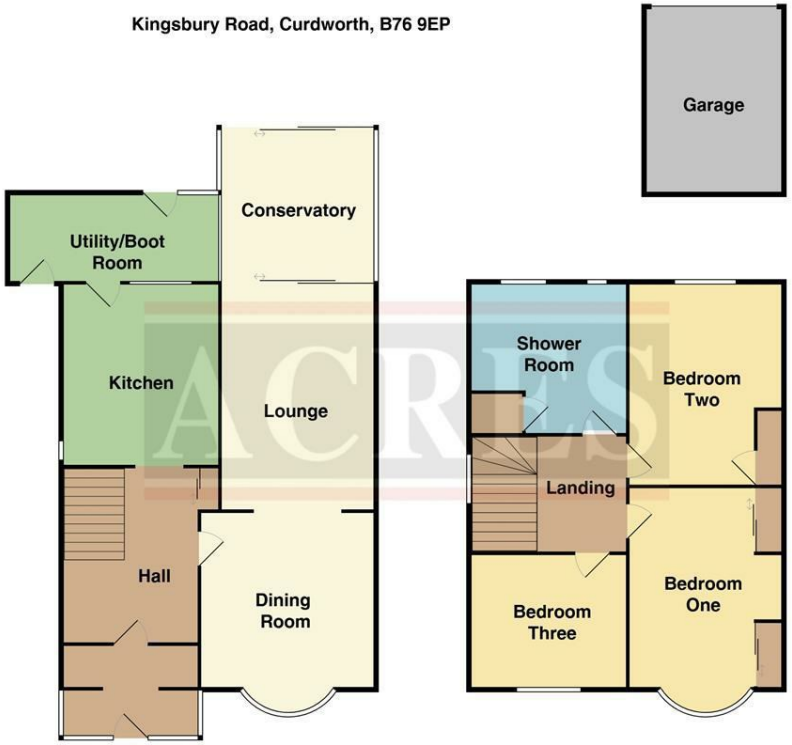
The Property Ombudsman

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: D **COUNCIL:** North Warwickshire Borough Council

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 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.