



The Mount, Curdworth Sutton Coldfield B76 9HR

welcome to

The Mount, Curdworth Sutton Coldfield

VILLAGE LOCATIONLARGER STYLE DETACHED PROPERTY**FOUR BEDROOMS**LOUNGE AND SEPARATE DINING ROOM**BREAKFAST KITCHEN AND SEPARATE UTILITY**CONSERVATORY**DOUBLE GARAGE**BATHROOM WITH SEPARATE SHOWER ROOM**CORNER PLOT**DRIVEWAY**GARDENS TO THE FRONT, SIDE AND REAR**



Approach

Block paved driveway, large lawned area to the side and mature trees.

Entrance Porch

Double glazed window to side, ceiling light point, tiled floor and door to hallway

Entrance Hall

Radiator, ceiling light point, coving, laminate flooring and stairs to first floor.

Cloakroom

Double glazed window to front, ceiling light point, heated towel radiator, low level w.c and wall mounted sink.

Lounge

17' x 12' 8" (5.18m x 3.86m)

Double glazed bay window to front, radiator, ceiling light point, coving, feature gas fire, laminate flooring and access to dining room.

Dining Room

11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed windows and double doors to rear, spotlights, ceiling light point, coving and laminate flooring.

Kitchen

20' 7" x 9' 4" (6.27m x 2.84m)

Double glazed window to rear, double glazed double doors to conservatory, door to utility room, radiator, fitted with cupboards drawers and base units, roll top work surface, sink and drainer with mixer tap, integrated hob, cooker hood, two ovens, integrated fridge and dishwasher

Utility Room

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window and door to rear, radiator, spotlights, wall and base units, work surface, sink and drainer, plumbing for washing machine, laminate flooring and door to garage.

Conservatory

14' 7" x 10' 5" (4.45m x 3.17m)

Double glazed windows to both sides and double doors to garden, radiator, fan light and laminate flooring.

Landing

Loft access, ceiling light point, coving and radiator.

Bedroom One

17' 11" x 10' 9" (5.46m x 3.28m)

Two Double glazed window to the front, radiator, spotlights, coving and built in wardrobe.

Bedroom Two

12' 7" x 11' 5" (3.84m x 3.48m)

Double glazed window to rear, radiator ceiling light point, coving, laminate flooring and built in wardrobe.

Bedroom Three

11' 5" Max x 10' 9" (3.48m Max x 3.28m)

Double glazed window to rear, radiator, ceiling light point, coving and laminate flooring.

Bedroom Four

9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to rear, radiator, ceiling light point, coving and laminate flooring.

Bathroom

Double glazed window to rear, heated towel radiator, spotlights, freestanding bath with shower attachment, low level w.c., vanity sink, mirror with shaver socket, tiled walls and floor.

Separate Shower Room

Double glazed window to rear, heated towel radiator, shower cubicle, vanity sink unit, tiled walls, shaver socket and floor with electric underfloor heating.

Double Garage

19' x 17' 9" (5.79m x 5.41m)

Electric roller shutter door, light and power points

Rear Garden

Block paved patio and further block paved areas, mainly lawned with shrubs borders, trees and a shed, outside tap, two external double electric power sockets, enclosed by fence and wall with side gate for access.



view this property online shipways.co.uk/Property/CAB112123



welcome to

The Mount, Curdworth Sutton Coldfield

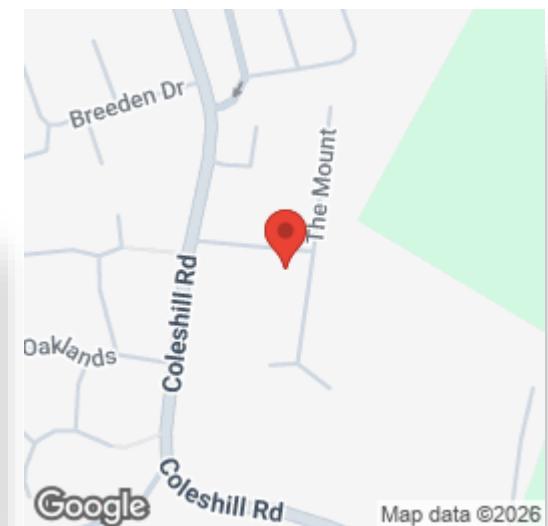
- LARGER STYLE FOUR BEDROOM DETACHED
- CORNER PLOT
- DOUBLE GARAGE
- LOUNGE AND SEPARATE DINING ROOM
- BREAKFAST KITCHEN AND SEPARATE UTILITY

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£525,000



view this property online shipways.co.uk/Property/CAB112123

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CAB112123 - 0003



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk