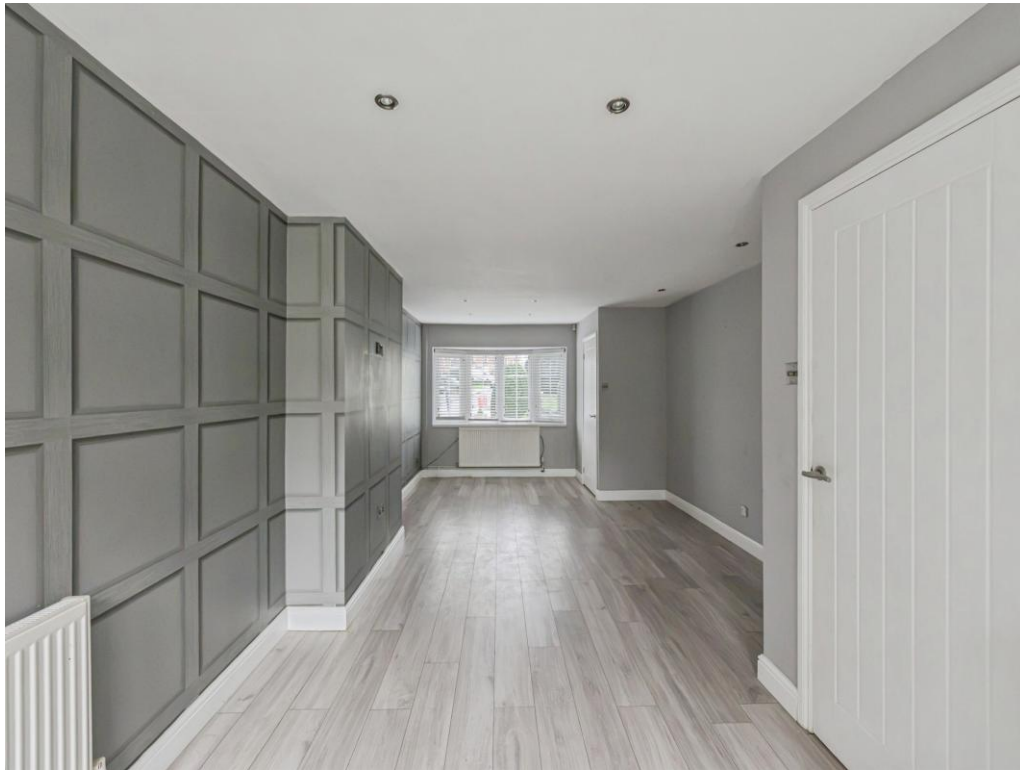




Connells

Coleshill Road
Curdworth Sutton Coldfield



Property Description

A three bedroom, link detached home in the popular village of Curdworth, close to main motorway and road transport links, in an excellent village location, OFFERED WITH NO CHAIN. The accommodation is in good order and benefits from having a blue brick block paved driveway providing off road parking, side single garage. There is an entrance porch and entrance hallway, a good sized lounge/diner opening into an extended refitted kitchen with some built-in appliances. On the first floor landing there are three bedrooms and a family bathroom. The property has central heating and double glazing and has a low maintenance rear garden.

Entrance Porch

Having composite door to the front giving access into the porch area and having double glazed frosted window to the front, internal double glazed door gives access into the entrance hallway.

Entrance Hallway

Having door off to the lounge/diner, stairs to first floor landing, radiator to wall and double glazed window to the front.

Lounge/Diner

24' 5" plus the door recess x 11' 3" maximum (7.44m plus the door recess x 3.43m maximum)

Having double glazed bow window to the front, double glazed French door leading into the rear garden, double glazed picture window to the rear, two radiators to wall, spotlights to ceiling and access to the extended kitchen.

Refitted Kitchen

14' 8" x 7' 8" plus the recess (4.47m x 2.34m plus the recess)

Comprising a modern fitted kitchen, having fitted base units with quartz effect work surfaces over, fitted matching wall units, two double glazed windows to the rear overlooking the rear garden, one and a half bowl sink and drainer unit, mixer tap over, cupboards under, splash back tiling, integrated electric oven, integrated electric hob, integrated microwave, built-in cooker hood and extractor fan, integrated dishwasher, double glazed door gives access into the rear garden, floor tiling, spotlights to ceiling and wall mounted designer radiator and access into the garage.

First Floor Landing

Having doors off to the three bedrooms and the bathroom.

Bedroom 1

10' 9" plus the walkway recess x 9' 1" (3.28m plus the walkway recess x 2.77m)

Having double glazed window to the front, radiator to wall and built-in wardrobe.

Bedroom 2

11' 1" x 9' (3.38m x 2.74m)

Having double glazed window to the rear, radiator to wall, spotlights to ceiling and loft access.

Bedroom 3

8' includes the bulk head x 5' 9" (2.44m includes the bulk head x 1.75m)

Having double glazed window to the front, radiator to wall and spotlights to ceiling.

Family Bathroom

Having a panelled bath with a rainfall and hand held shower over, wall mounted wash hand basin with cupboard under, wall mounted heated towel rail radiator, low level flush WC, spotlights to ceiling, laminate flooring and door to storage cupboard.

Outside

Front

Having blue brick block paved driveway providing off road parking and access to the garage.

Garage

17' 6" plus the door recess x 7' 8" (5.33m plus the door recess x 2.34m)

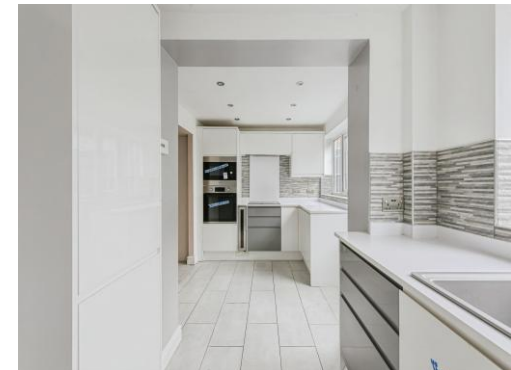
Having doorway giving access into the kitchen and having doors opening into the garage and access to the guest WC

Guest WC

Having low level flush WC.

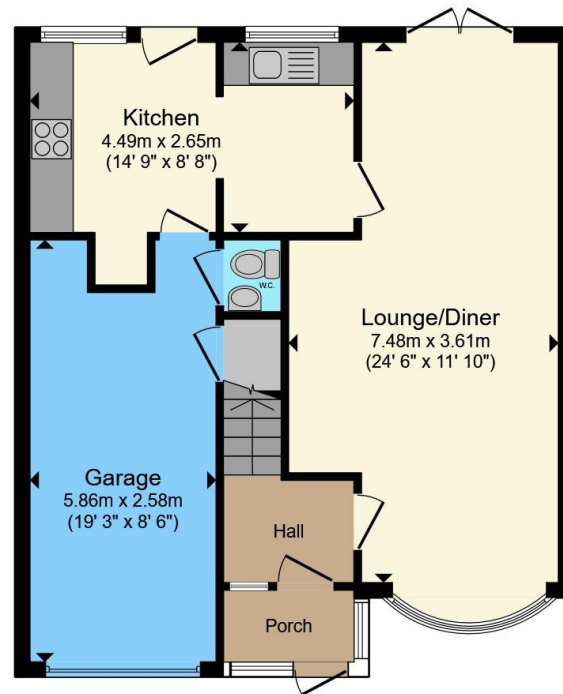
Rear Garden

Being a raised rear garden, having decked area with steps leading up to the lawned area, glass balustrade, fencing to perimeter and garden laid to lawn.

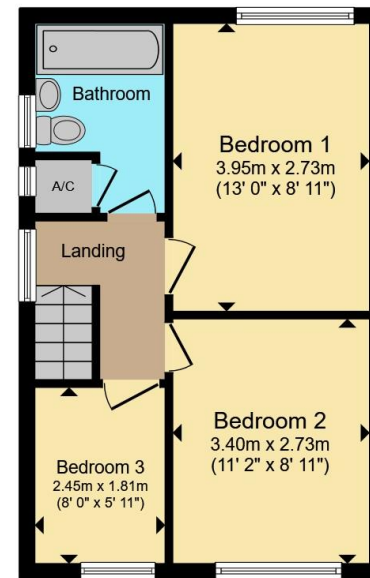








Ground Floor



First Floor

Total floor area 95.6 m² (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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