

# ACRES

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- Traditional, three bedroomed semi detached home
- Family bathroom and ground floor shower room
- Delightful rear lounge
- Fitted kitchen with pantry
- Spacious rear conservatory
- Expansive rear garden
- Multi vehicle driveway and single garage to rear
- Semi rural charm of Curdworth village
- Excellent commuter links
- Impressive scope for personalisation



***KINGSBURY ROAD, CURDWORTH, B76 9EP - ASKING PRICE £375,000***



This traditional, three-bedroomed semi-detached freehold family home is ideally situated within the desirable semi-rural village of Curdworth, offering the perfect blend of countryside charm and convenient access to major transport links. Positioned within walking distance of the village's everyday amenities, the property also benefits from excellent nearby road connections, including the M42, M6 and A446, making it a superb choice for commuters. More comprehensive shopping facilities can be found in Minworth, with further retail and leisure options available in Wylde Green, Coleshill, and Birmingham City Centre. Benefitting from gas central heating and PVC double glazing (both where specified), the home offers impressive scope for personalisation and extension, subject to the necessary planning permissions. The internal accommodation briefly comprises: a welcoming porch and entrance hall, a dining room with a traditional bay window to the fore, a spacious rear lounge and a fitted kitchen with a useful pantry. Extending to the rear, a generous conservatory provides a versatile living space complete with WC and shower room, ideal for family life or entertaining. To the first floor, there are three well-proportioned bedrooms and a comprehensive family bathroom. Externally, the property is approached via a multi-vehicle driveway, providing ample off-road parking. To the rear lies a substantial, mature garden featuring lawns, patio areas and an attractive ornamental section, creating a delightful outdoor retreat. A single garage to the rear, with side parking and access to a private rear track, offers additional practicality and convenience. Offering enormous potential in a sought-after location, this characterful family home must be viewed to be fully appreciated. Internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a block paved drive with lawn and mature shrubs and bushes to side, access is gained into the accommodation via a PVC double glazed door with windows to side into:

**PORCH:** Space is provided for cloaks storage, stained glass windows with a traditional style door and knocker gives access into:

**DEEP ENTRANCE HALL:** A stained glass door opens to dining room, sliding door to family lounge, access to kitchen, radiator, stairs off to first floor.

**DINING ROOM:** 12'02 (into bay) x 12'00 max / 10'03 min: PVC double glazed bay window to fore, space for complete dining table and chairs, radiator, door back to entrance hall.

**FAMILY LOUNGE:** 14'06 x 10'06: Sliding patio doors open to rear conservatory, space for complete lounge suite, ornamental fire with tiled surround and hearth with period mantel over, radiator, sliding door opens back to entrance hall.

**FITTED KITCHEN:** 10'10 x 7'10: PVC double glazed windows and door open to rear conservatory, matching wall and base units with recesses for free-standing fridge / freezer and dishwasher, integrated oven with grill over, edged work surface with sink drainer unit and hob with extractor canopy over, tiled splashbacks, an obscure window leads to side, access is provided back to entrance hall.

**REAR CONSERVATORY:** 16'09 x 9'10: PVC double glazed windows and French doors open to rear garden, space for washing machine and dryer beneath a work surface, space for dining table and chairs, tiled splashbacks, PVC double glazed obscure window to side, sliding doors open back to lounge, single door to kitchen and a bi-folding door opens to:

**SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower cubicle, corner vanity wash hand basin and low level WC, tiled splashbacks, bi-folding door back to conservatory.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms and a fully comprehensive family bathroom.

**BEDROOM ONE:** 15'05 x 13'00 max / 9'11 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

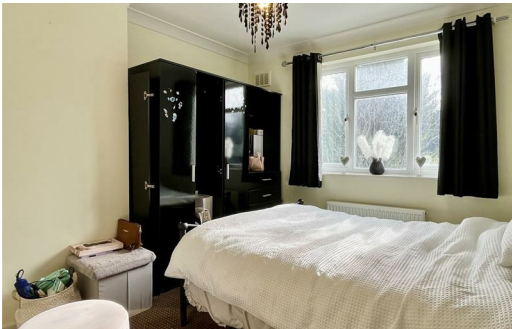
**BEDROOM TWO:** 11'05 x 9'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'08 x 8'07: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure windows to rear, suite comprising bath, step-in shower cubicle with glazed splash screen doors to fore, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to a gravelled decorative garden area, a further expansive garden area is accessed via a lawn, mature shrubs and bushes line and privatise the property's perimeter, with access being given to a rear single garage and off-road track, access is gained back into the home via PVC double glazed doors into conservatory.






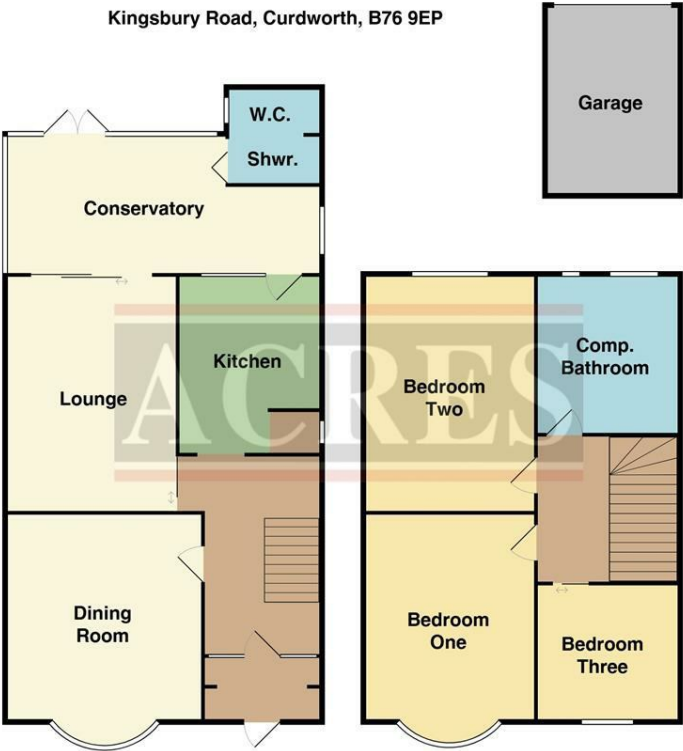


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

