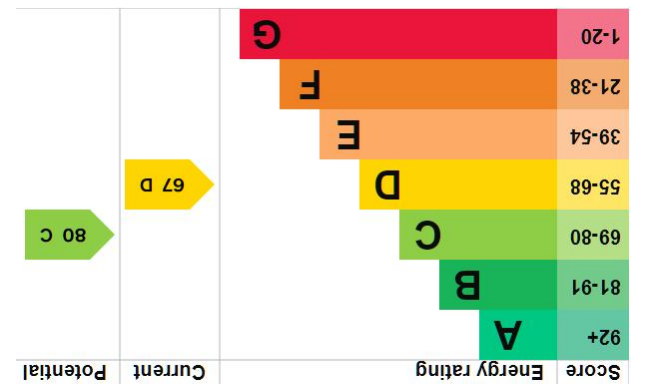


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 if this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Walmley | 0121 313 1991



- A SUPERBLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- ATTRACTIVE LOUNGE & SEPARATE DINING ROOM
- SUPERB CONSERVATORY
- COMPREHENSIVELY FITTED BESPOKE KITCHEN

Coleshill Road, Curdworth, Sutton Coldfield, B76 9HH

£450,000

## Property Description

**SOUGHT AFTER VILLAGE LOCATION!** This beautifully presented extended four bedroom detached family home occupies this sought after village location, close to amenities including local schools and shops, public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which has been extended and updated throughout to a high specification briefly comprises; welcoming reception hallway, well appointed guest cloakroom, attractive family lounge, separate dining room, superb conservatory, extended kitchen/breakfast room, landing, four bedrooms, master bedroom with reappointed ensuite shower room, luxury refitted family bathroom, tandem garage and multi-vehicle block paved driveway, attractive enclosed rear garden and is offered for sale with no upward chain.

**STORM PORCH** With outside lights.

**WELCOMING RECEPTION HALLWAY** Being approached via opaque double glazed entrance door with radiator, stairs off to first floor landing and doors leading off to; lounge, kitchen and guest cloakroom.

**GUEST CLOAKROOM** Being reappointed with a white suite comprising; low flush WC, slimline vanity wash hand basin with chrome mixer tap and tiled splash back surrounds and opaque double glazed window to front.

**FAMILY LOUNGE** 17' 4" into bay x 10' 5" (5.28m x 3.18m) Focal point of the room is a feature plasma style fire, walk in double glazed bay window to front, downlighting, coiling to ceiling and double glazed sliding door leading through to dining room.

**DINING ROOM** 9' 11" x 8' 10" (3.02m x 2.69m) Having space for dining table and chairs, downlighting, coiling to ceiling, opening through to kitchen and double glazed sliding door through to conservatory.

**CONSERVATORY** 14' 8" x 7' 6" (4.47m x 2.29m) Being of part brick construction. Having tiled floor, radiator, double glazed windows to side and rear elevation and double glazed French doors giving access out to rear garden.

**EXTENDED KITCHEN/BREAKFAST ROOM** 18' 2" x 8' (5.54m x 2.44m) Having a comprehensive matching range of high gloss contrasting wall and base units with granite work top surfaces over incorporating inset sink unit with side drainer and mixer tap and granite splash back surrounds, fitted halogen hob with extractor hood over, built in electric cooker, integrated dishwasher, integral fridge and freezer, tiled floor, space for table and chairs, radiator, useful built in understairs storage cupboard, double glazed window to rear and pedestrian access door through to tandem garage.

**LANDING** Being approached via staircase form reception hallway with access to loft, built in storage cupboard and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' max 10' 2" min x 9' 11" (3.66m max x 3.1m min x 3.02m) Having a range of built in bedroom furniture comprising; two built in single wardrobes, bedside cabinet, built in wardrobe with shelving, hanging rail and mirrored fronted doors, double glazed window to front, radiator and door to ensuite.

**ENSUITE SHOWER ROOM** Having been refitted with a white suite comprising; vanity wash hand basin with cupboards and drawers beneath, close coupled low flush WC, walk in double shower cubicle with mains fed shower over, chrome ladder heated towel rail and opaque double glazed window to front.

**BEDROOM TWO** 9' 8" x 10' (2.95m x 3.05m) Having built in wardrobe, radiator and double glazed window to rear.

**BEDROOM THREE** 12' 7" x 6' 11" (3.84m x 2.11m) With double glazed window to front and radiator.

**BEDROOM FOUR** 11' 9" max 6' 3" min x 7' 1" max 3' 11" min (3.58m max 1.91m min x 2.16m max 1.19m min) Having double glazed window to rear and radiator.

**FAMILY BATHROOM** Having been reappointed with a white suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, full complementary tiling to walls, radiator and opaque double glazed window to rear.

**TANDEM GARAGE** 30' 1" x 7' 5" (9.17m x 2.26m) With double metal opening doors to front, light and power, double glazed window to rear, pedestrian access door giving access to rear garden and pedestrian access door to kitchen. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the front the property is set back from the road behind a neat lawned fore garden with planted borders, block paved driveway providing ample off road parking with access to the garage. To the rear is a well maintained south westerly facing enclosed rear garden with full width paved patio leading to neat lawned garden, planted borders with a variety of shrubs and trees and fencing to perimeter.

Council Tax Band E North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for Vodafone, limited for EE, Three and O2 and limited data available for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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