

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



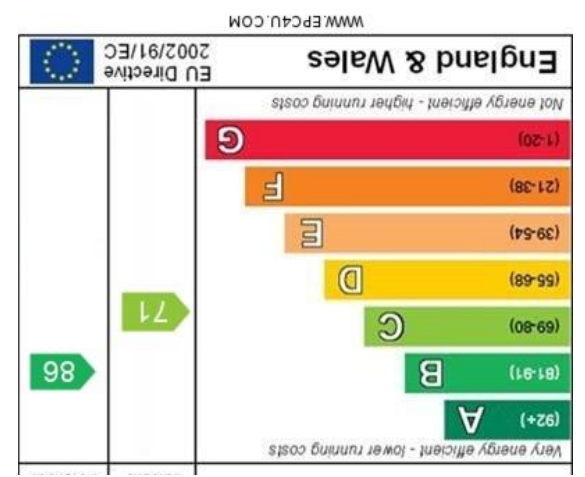
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing 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 Conveyor.



Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed
 Date



Walmley | 0121 313 1991



- NO UPWARD CHAIN
- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL CUL DE SAC
- ATTRACTIVE THROUGH LOUNGE/DINING ROOM
- DINING/CONSERVATORY
- RE-APPOINTED FAMILY SHOWER ROOM

8 St Nicholas Walk, Curdworth, Sutton Coldfield, B76 9EU

£280,000

Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Offered with no upward chain this well presented three bedroom semi detached house occupies this popular cul de sac location within Curdworth village, conveniently situated for amenities including local schools and shops, with public transport on hand and transport links providing easy access into Sutton Coldfield town centre, Birmingham city centre and motorways connections. The accommodation which has undergone cosmetic improvements briefly comprises spacious through lounge, comprehensively refitted kitchen, dining/conservatory, landing, three good sized bedrooms, re-appointed family shower room, separate w.c. Outside the property is situated at the end of the cul de sac and is approached via a driveway providing off road parking with access to the garage and to the rear is a good sized well maintained private enclosed rear garden. Internal viewing of this property is recommended.

OUTSIDE To the front the property occupies a pleasant position on this popular cul de sac, set back behind a driveway giving access to the garage and pathway with shrubbed fore-garden with gated pathway to side.

ATTRACTIVE THROUGH LOUNGE 25' 5" x 10' 4" max 7' 1" min (7.75m x 3.15m) Being approached double glazed entrance door with matching side screen, having coving to ceiling, double glazed bow window to front, fireplace with surround and hearth, two radiators, stairs off to first floor accommodation, double glazed window to rear and door through to kitchen.

KITCHEN 10' 10" x 8' 3" (3.3m x 2.51m) Having been refitted with a modern high gloss range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and tiled splash backs surrounds, fitted halogen hob with extractor set in canopy above, built-in double oven beneath, space for fridge, space and plumbing for washing machine, radiator, opening through to inner lobby and double glazed window to rear and opaque double glazed door giving access to dining/conservatory.

DINING/CONSERVATORY 11' 11" max x 10' 11" max (3.63m x 3.33m) Being of part brick construction with double glazed windows to side and rear elevation, radiator, double glazed French doors leading out to rear garden.

INNER LOBBY With pedestrian access door through to garage.

FIRST FLOOR LANDING Approach via staircase from the lounge, access to loft, cupboard housing central heating boiler and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 3" x 9' 10" (3.43m x 3m) Having built-in double wardrobe, radiator and double glazed window to front elevation.

BEDROOM TWO 11' 8" max 8' 7" min x 8' 6" (3.56m x 2.59m) Having double glazed window to rear, radiator.

BEDROOM THREE 11' 2" x 8' 1" (3.4m x 2.46m) With double glazed window to front, radiator.

FAMILY SHOWER ROOM Being re-appointed with a white suite comprising pedestal wash hand basin with tiled splash back surrounds, walk-in double shower cubicle with shower attachment, chrome ladder heated towel radiator and radiator and opaque double glazed window to rear elevation.

SEPARATE WC Having a low flush wc and opaque double glazed window to rear elevation.

GARAGE 16' 11" x 7' 6" (5.16m x 2.29m) With up and over door to front, light and power and pedestrian access door to inner lobby. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear is a pleasant well maintained enclosed rear garden with paved patio and pathway with gated access to front, retaining wall with steps leading to neat lawned garden with further paved pathway, with fencing and hedgerow to perimeter, timber framed garden shed.

Council Tax Band C - North Warwickshire

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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