

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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - low running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	72
Potential	84

Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- ATTRACTIVE LOUNGE
- OPEN PLAN KITCHEN/DINER
- SUPERB ORANGERY
- THREE EXCELLENT BEDROOMS

103 Coleshill Road, Curdworth, Sutton Coldfield, B76 9HP

£400,000



Property Description

SOUGHT AFTER VILLAGE LOCATION - This beautifully presented semi detached house occupies this sought after location within the village of Curd worth. Ideally situated for amenities including local schools and shops with public transport on hand and transport links into Sutton Coldfield town centre, Birmingham City Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Welcoming reception hallway, a attractive lounge, open plan kitchen/diner, superb orangery with feature log burning stove, utility with guest w.c off, landing, three good sized bedrooms and a re-appointed family shower room. Outside to the front the property is set well back from the road behind a multi vehicle drive way giving access to the garden store and to the rear is an attractive good size landscaped rear garden. **INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

WELCOMING RECEPTION HALLWAY Being approached via composite double glazed reception door with double glazed window to side, turning staircase off to first floor accommodation with useful under stairs storage cupboard, laminate flooring and glazed doors through to breakfast kitchen and glazed door through to kitchen diner and lounge.

THROUGH LOUNGE 21' 01" max x 10' 11" max x 7' 05" min (6.43m x 3.33m) Focal point of the room is a chimney breast with inset cast iron multi-fuel log burning stove, laminate flooring, radiator, double glazed window to front and double glazed French doors with matching side screens giving access out to rear garden.

EXTENDED KITCHEN/DINER 14' 7" x 10' 6" min 13' 9" max (4.44m x 3.2m min 4.19m max) Kitchen area having a modern range of high gloss wall and base units, with granite worktop surfaces over incorporating inset sink unit with mixer tap and splash back surrounds, fitted halogen hob with extractor hood above and built in electric cooker beneath, space for fridge/freezer, space for dining table and chairs, tiled floor, radiator, downlighting, opening through to orangery and double glazed door through to utility.

ORANGERY 17' 10" x 11' 7" (5.44m x 3.53m) Being of brick construction with feature double glazed lantern roof with four double glazed windows to side elevation, feature double glazed bi-folding door giving access out to rear garden, laminate flooring and feature cast iron log burning multi-fuel stove.

UTILITY ROOM 11' 11" x 4' 8" (3.63m x 1.42m) Having double glazed French doors giving access out to rear garden, tiled floor, space and plumbing for washing machine with further space for further appliances, door through to useful garden store and further door to guest WC.

GUEST WC Having low flush WC, tiled floor and opaque double glazed window to rear elevation.

USEFUL GARDEN STORE 12' 6" x 11' 10" (3.81m x 3.61m) With door to front, light and power, cold water tap, useful storage area with door giving access to utility room.

LANDING Being approached via featured spindled turning staircase with gals balustrade, double glazed window to front, access to loft, airing cupboard housing hot water cylinder and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 1" x 10' 11" (3.68m x 3.33m) With feature chimney breast with inset cast iron stove on hearth, radiator, laminate flooring and double glazed window to rear elevation.

BEDROOM TWO 12' 08" max 10' 11" min x 9' 06" (3.86m x 2.9m) With double glazed window to front, laminate flooring and radiator.

BEDROOM THREE 9' 6" x 7' 7" (2.9m x 2.31m) With double glazed window to rear elevation, laminate flooring and radiator.

FAMILY SHOWER ROOM 7' 5" x 5' 5" (2.26m x 1.65m) Being luxuriously reappointed with a white suite comprising: vanity wash hand basin with chrome waterfall mixer tap and cupboards beneath, close coupled with low flush WC, part complementary tiling to walls, fully tiled walk in shower cubicle with electric shower over, sealed floor, chrome ladder heated towel rail and opaque double glazed window to side elevation.



OUTSIDE To the front the property is approached via a shared driveway with wrought iron fencing to perimeter, driveway providing ample off road parking for several vehicles, neat lawned garden with pathway, pedestrian access to side garden store and entrance porch with outside lights. To the rear is beautiful good size south eastly facing rear garden with porcelain paved patio, raised borders with sleepers, good size neat lawned garden with a variety of shrubs and trees, fencing to perimeter, external lighting, to the top of the garden is a timber framed garden shed and wood store and external power sockets.

Council Tax Band D North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely a availability for Vodafone limited a availability for EE, Three & O2 and data no availability for EE limited a availability for Three, O2 & Vodafone
 Broadband coverage -
 Broadband Type = Standard Highest a available download speed 17 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 17 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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. 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

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