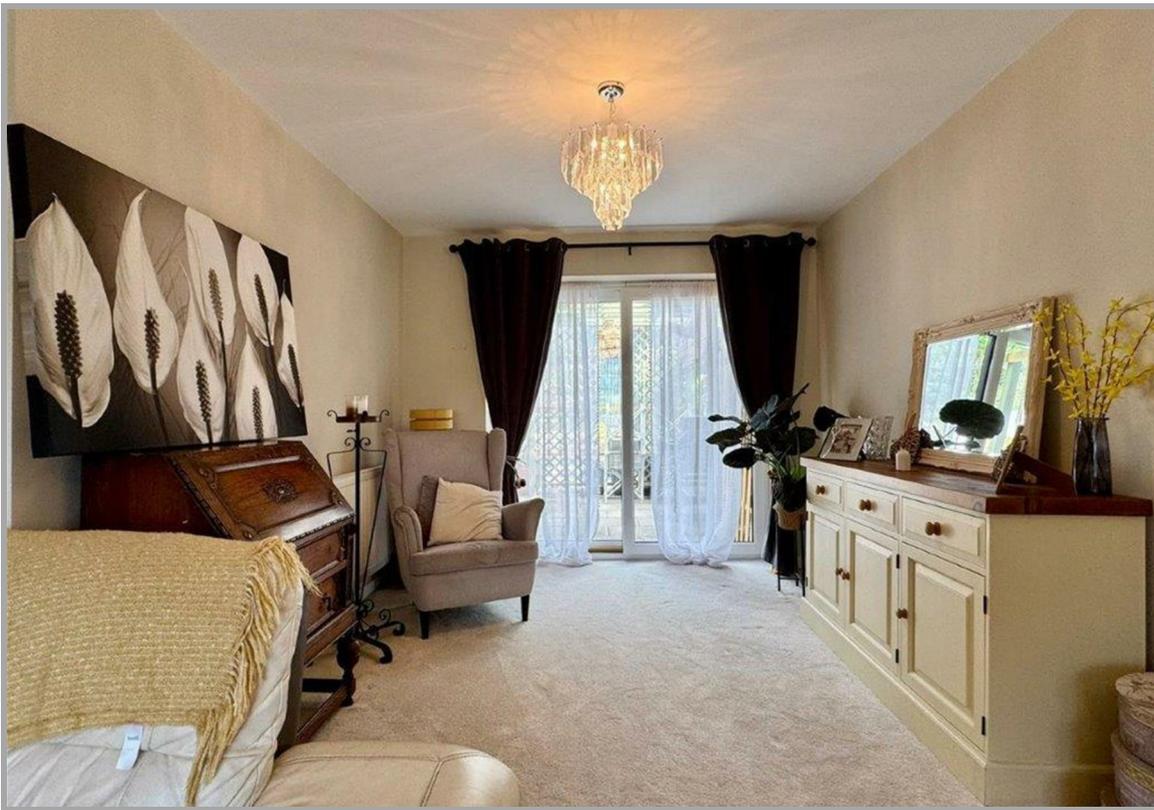




**THE MOUNT, CURDWORTH, B76 9HR  
OFFERS OVER £640,000**



Occupying a generous plot within the charming semi-rural village of Curdworth, this stunning four-bedroomed detached and freehold residence has been tastefully extended and beautifully presented, offering the perfect blend of modern family living and village charm. Located within walking distance of daily essential amenities, the home also benefits from superb road networks, ensuring straightforward access to surrounding towns and Birmingham City Centre, with further comprehensive shopping facilities available just a short drive away. Presented to an exceptional standard, the property provides immediate move-in comfort upon completion while still allowing prospective purchasers the opportunity to personalise and add their own touch. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation is thoughtfully laid out to maximise both space and functionality. The ground floor comprises a large porch, deep entrance hall, substantial family lounge with bay window to the front and patio doors to the rear, a fitted breakfast kitchen which opens through to a spacious dining and family area, utility, and guest cloakroom/WC. Upstairs, four generously-proportioned bedrooms await, with the master suite enjoying the luxury of a walk-in wardrobe and en-suite shower room, while two further bedrooms incorporate built-in wardrobes. A stylish and fully fitted family bathroom completes the first floor. Externally, a considerable driveway leads to the property and double garage with electric door, providing ample off-road parking. To the rear, a well-maintained garden combines paving, gravel, and lawned areas, creating a versatile outdoor space ideal for both dining and entertaining during the summer months. This superb family home offers space, style, and an enviable location in one of the area's most desirable villages. Internal viewing is highly recommended to truly appreciate all that is on offer. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with lawn to side, access is gained into the accommodation via a PVC double glazed composite door with windows to side into:

**PORCH:**

A large area providing cloaks storage, an internal obscure glazed door opens to:



**49 Walmley Road, Walmley, Sutton Coldfield, West Midlands, B76 1NP**  
**Tel: 0121 313 2888 Email: walmley@acres.co.uk**



### DEEP ENTRANCE HALL:

PVC double glazed windows to side, internal doors open to an extended fitted breakfast kitchen, under stairs storage and lounge, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 25'11 (into bay) x 21'11 max / 12'11 x 9'08 min:  
PVC double glazed patio doors open to rear garden, with bay window to fore, media unit composed of electric fire having pebble-effect below and recess for TV, space for complete lounge suite, radiators, door back to entrance hall.

**FITTED BREAKFAST KITCHEN THROUGH FAMILY AND DINING AREA:** 27'07 (through family area) x 21'07 max / 7'02 min:

PVC double glazed windows to rear, matching wall and base units with integrated dishwasher, oven and grill, recesses for American-style fridge / freezer, edged granite work surfaces with matching upstands, four ring electric induction hob having extractor canopy over, integral sink with draining grooves cut to side, space to a breakfast area for bar stools, access is provided to:

### FAMILY / DINING AREA:

PVC double glazed sliding patio doors open to rear garden with windows to side, space for dining table and chairs as well as lounge sofas, door back to entrance hall and door to:

**UTILITY:** 11'04 x 10'02 (into door recesses) / 6'8 min:

PVC double glazed door to side, matching wall and base units with recesses for dryer, edged work surface with matching upstands, stainless steel sink drainer unit, radiator, tiled flooring, door back to kitchen and doors to garage as well as:

### GUEST CLOAKROOM / WC:

Suite comprising low level WC and vanity wash hand basin, tiled splashbacks and flooring, radiator, door back to utility.

### STAIRS & LANDING TO FIRST FLOOR:

Doors open to four bedrooms and a sliding door opens to a fully comprehensive family bathroom.



**TENURE:** We have been informed by the vendor the property is Freehold: .  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.  
Council Tax Band: F      Council: North Warwickshire Borough Council





**BEDROOM ONE: 16'09 x 13'08:**

PVC double glazed window to fore, space for double bed and complementing suite, radiator, door opens back to landing with access being given to an ensuite shower room and:

**WALK-IN WARDROBE: 7'10 x 6'00:**

PVC double glazed obscure window to side, built-in sliding mirrored wardrobes, radiator, access back to bedroom.

**ENSUITE SHOWER ROOM:**

Suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring.

**BEDROOM TWO: 14'08 x 10'04:**

PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE: 9'09 x 9'02:**

PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM FOUR: 9'00 x 9'00:**

PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.



**COMPREHENSIVE FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath, walk-in shower, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, sliding door opens back to landing.

**REAR GARDEN:**

Artificial turf is laid to paving with gravel and raised lawn to the rear of the home, mature shrubs and bushes line and privatise the property's perimeter with varying areas for entertaining and socialising.

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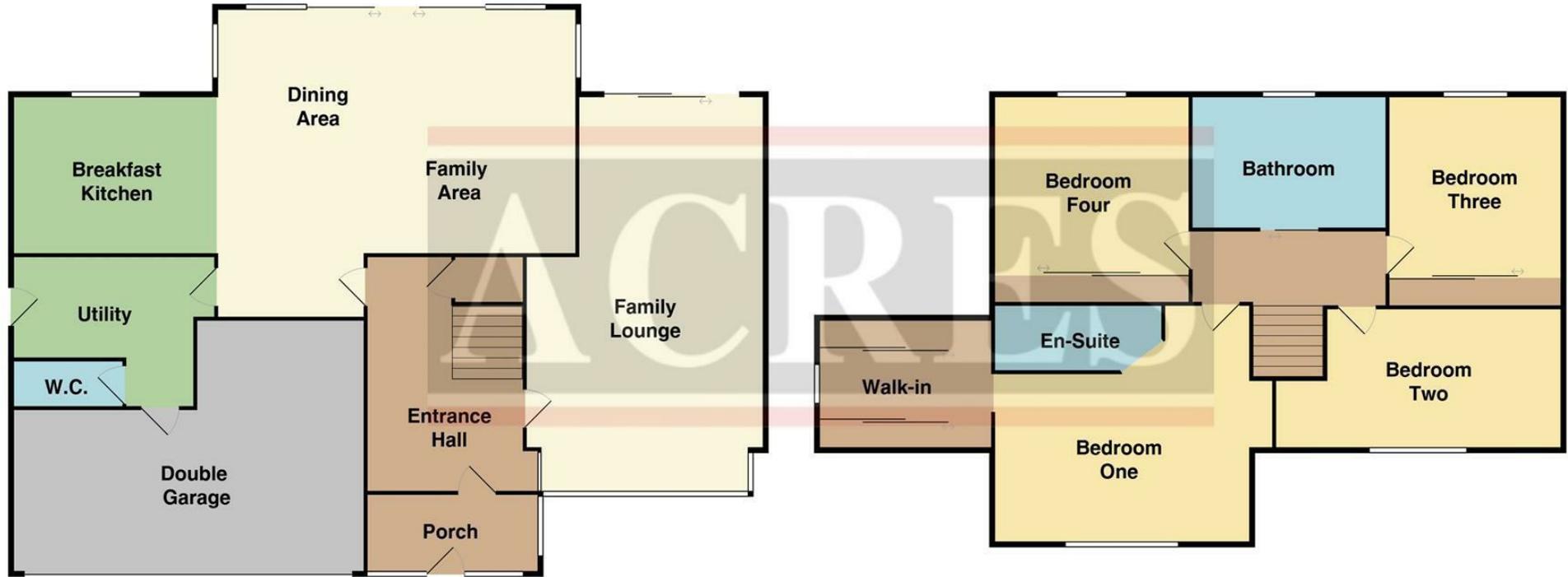
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**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.