

# ACRES

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- \*\*\*No onward chain!!!\*\*\*
- Three bedroomed, end terraced home
- Stylish family bathroom
- Superb lounge through rear dining room
- Attractive conservatory
- Fitted 'galley style' kitchen
- Guest cloakroom/WC & garage/store
- Multivehicle drive to fore
- Delightful south/southwest facing rear garden with canal-side position
- Excellent position to amenities



**ORCHARD CLOSE, CURDWORTH, B76 9DX - ASKING PRICE £365,000**

This superb three bedroomed, freehold, end-terraced residence represents an outstanding family home, having been thoughtfully extended to deliver notably generous internal living space, while still presenting exciting scope for further enhancement, subject to the relevant planning permissions. Enjoying a highly convenient position within walking distance of well-regarded schooling, everyday amenities and a public park, the property is further complemented by a wealth of additional facilities available just a short drive away, ensuring excellent suitability for a wide range of modern families. The home benefits from gas central heating and PVC double glazing (both where specified). Internally, accommodation is both spacious and versatile, briefly comprising a large porch and welcoming entrance hall, a deep family lounge that flows effortlessly into a conservatory and an extended rear dining area ideal for entertaining and family gatherings. A fitted galley-style kitchen provides a practical layout with clear potential for future development, while a guest cloakroom/WC completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, with the master and second bedrooms standing out as particularly impressive, generous spaces. A well-appointed family bathroom services all rooms. Externally, a block paved driveway provides ample off-road parking, with 50/50 split doors granting access to a single garage or useful store area. The rear garden is laid mainly to lawn with dedicated space for dining and entertaining, wrapping around the property to maximise its desirable corner plot and attractive canal-side position. To fully appreciate the scale, setting and potential of the home on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a block paved drive, access is gained into the accommodation via a PVC double glazed porch door into:

**LARGE PORCH:** 11'02 x 4'03: Space is provided to sides for storage, a PVC double glazed obscure door with window to side opens to:

**ENTRANCE HALL:** Doors open to a considerable family lounge and guest cloakroom / WC, radiator, stairs off to first floor.

**GUEST CLOAKROOM / WC:** Suite comprising low level WC and vanity wash hand basin, door back to entrance hall.

**FAMILY LOUNGE:** 18'11 x 10'11: PVC double glazed French doors open to conservatory, space for complete lounge suite, radiator, door back to entrance hall and access is provided to:

**EXTENDED OPEN PLAN DINING ROOM:** 14'04 x 9'00: PVC double glazed windows to rear having French doors opening to garden and an obscure door to side, space for dining table and chairs, radiator, access back to lounge and door to:

**FITTED KITCHEN:** 12'05 x 8'06: PVC double glazed door to rear, matching wall and base units with recesses for oven, roll edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door opens to garage and glazed door opens back to dining area.

**CONSERVATORY:** 9'06 x 8'04: PVC double glazed windows and doors open to rear garden.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to three bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE:** 16'00 x 10'05: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM TWO:** 16'00 x 9'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

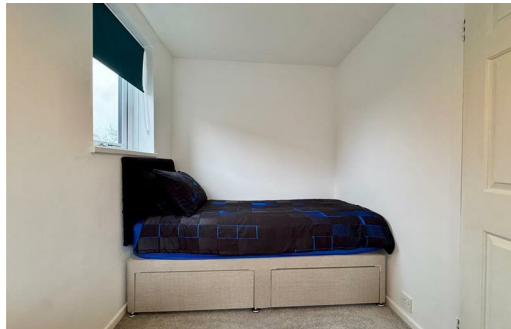
**BEDROOM THREE:** 10'11 x 6'05: PVC double glazed window to fore and to side, space for bed and complementing suite, fitted wardrobe, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to side, suite comprising P-shaped bath with curved splash screen door, low level WC and vanity wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature, well-pruned shrubs and bushes line and privatise the property's perimeter with access being given back into the home via doors to kitchen, conservatory and dining room.

**GARAGE:** 13'06 x 8'06: (please check suitability for your own vehicle use): Door to under stairs storage, 50/50 split obscure glazed doors open to fore.





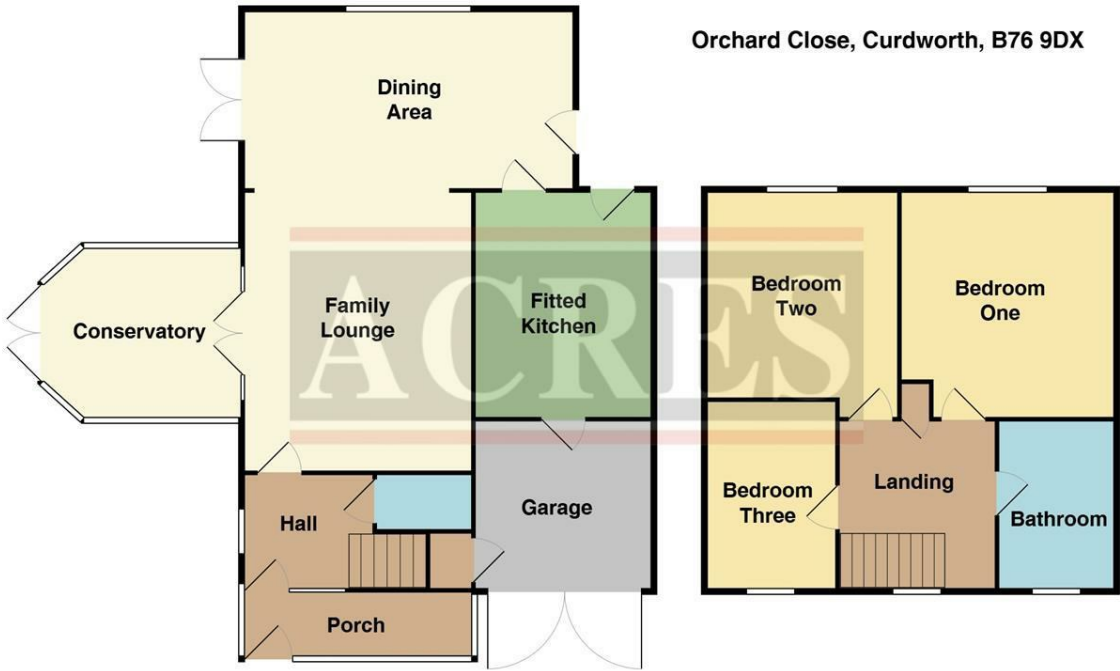


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C      **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 their purpose, or within 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.