

ACRES

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- Three doubled bedrooms, extended semi-detached
- Well-appointed family shower room
- Impressive family lounge
- Superb fitted breakfast kitchen through dining area
- Snug/multiuse room
- Sizeable utility
- Multivehicle drive with security posts
- Fantastic rear garden with single garage
- Off-road access to rear
- Excellent opportunity for further personalisation



KINGSBURY ROAD, CURDWORTH, B76 9EP - OPEN TO OFFERS £400,000

Situated within the sought-after village of Curdworth, this extended, three double bedrooled, semi-detached freehold family home delivers superb modern interiors together with scope for further redevelopment / extension, (STPP). Blending semi-rural charm with everyday convenience, the property is ideal for those seeking space, style & connectivity. Daily amenities are available just a short stroll away within Curdworth's picturesque village setting, while more comprehensive shopping facilities can be found via a short drive to Minworth, Walmley & Water Orton. Excellent road links provide straightforward access to surrounding towns & city centre locations, offering the best of both worlds for commuters & families alike. The home benefits from gas central heating and PVC double glazing (both where specified). Internally, accommodation is entered via a porch leading into a welcoming entrance hall. A delightful family lounge with feature bay window provides a bright & comfortable retreat, with glazed double doors opening into an impressive, renewed fitted breakfast kitchen, complete with breakfast bar & ample space for dining & entertaining. A versatile snug/multi-use room enjoys French doors onto the rear garden, while a sizeable utility room completes the ground floor. To the 1st floor are 3 genuine double bedrooms, with the master benefitting from fitted wardrobes. A spacious family shower room offers generous proportions & presents clear potential to be adapted into a fully comprehensive bathroom suite if desired. Externally, the property is approached via a multi-vehicle block paved driveway with security posts. The rear garden provides excellent outdoor space for play, dining & entertaining, together with off-road access via a shared track. A single garage with additional side driveway space allows for further parking. To fully appreciate the standard of accommodation & future potential on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular block paved drive with security bollards in place, access is gained into the accommodation via a PVC double glazed door with windows to side into:

DEEP PORCH: Space is provided to sides for storage, an obscure glazed door with windows to side opens into:

ENTRANCE HALL: Doors open to lounge, glazed door to kitchen, under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 15'11 (into bay) x 13'05 max / 12'00 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall and glazed double doors open to:

FITTED BREAKFAST KITCHEN THROUGH DINING ROOM: 18'10 x 10'09: PVC double glazed window overlooks utility and a PVC double glazed door with windows to side opens to snug, matching wall and base units with integrated fridge / freezer and double oven, roll edged work surface with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, recess for breakfast bar seating, as well as space for a dining table with chairs, radiator, glazed double doors open back to lounge, glazed door opens to entrance hall.

SNUG: 9'05 x 8'11: PVC double glazed French doors with windows to side open to rear garden, tiled flooring, radiator, PVC double glazed door with windows to side opens back to dining room / kitchen, further door to:

UTILITY: 11'11 x 9'00: PVC double glazed windows to rear, with door opening to garden, obscure glazed door to side, giving access to fore, recess for washing machine and dryer, door back to snug.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family shower room.

BEDROOM ONE: 15'03 (into bay) x 12'10 max / 10'00 min: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM TWO: 11'06 x 10'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'06 x 8'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen doors, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door to airing cupboard and door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, varying elements of the garden are offered, with spaces for dining, entertaining and relaxation, at the very back of the garden a single garage is provided with 50/50 split timber gates opening to a rear track.

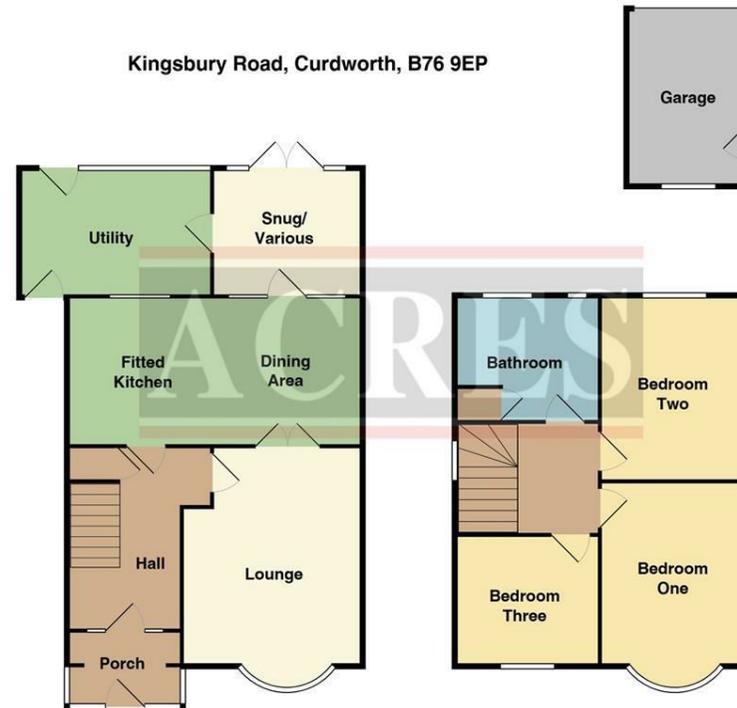


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D **COUNCIL:** North Warwickshire Borough Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.