

First CHOICE



PROPERTY CENTRE

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72 COLESHILL ROAD, CURDWORTH

Extended 15th Century Semi Detached Cottage

*Three Good Size Bedrooms

*Three Reception Rooms *Study *Porch

*Fitted Breakfast Kitchen *Utility *Double Garage

*Downstairs Cloakroom *Good Size Bathroom

*Shower Room *Wine Cellar *Central Heating

*Attractive Front and Rear Gardens *Freehold

*Off Road Parking For Several Vehicles

*Part UPVC Double Glazing *No Upward Chain

Viewing is Essential to be Fully Appreciated

PURCHASE PRICE £335,000

A rare opportunity to purchase this attractive 15th Century cottage centrally located within the popular village of Curdworth. The property has been extended and much improved and offers spacious accommodation boasting many original features. There are three good size bedrooms, three reception rooms plus a study, fitted breakfast kitchen, utility, hallway, porch, wine cellar, double garage, large family bathroom plus a separate shower room. Benefits include part UPVC double-glazing; gas fired central heating, well-established good size gardens to the front and rear and off road parking for several vehicles. We have been advised by the vendors that the property is freehold. Internal viewing of this property comes highly recommended to be fully appreciated.

Entrance to the property is via a glazed door leading into the porch, having a tiled floor, built in cupboards housing the gas and electric meters, windows to the front and side aspect and a further glazed door providing access into the following:

Snug 12'5" (maximum) x 10'7"

Having an inglenook fireplace housing a coal effect gas fire with a tiled hearth. Exposed beams to the ceiling, four wall mounted lights, central heating radiator and a UPVC double glazed window over looking the front aspect. A door way provides access into the:

Study 14'11" x 5'6"

With exposed beams to the ceiling, windows over looking the front and side elevation and a central heating radiator.

Inner Hallway

Having parquet flooring, central heating radiator, wall mounted light and stairs leading to the first floor. There are doors leading off to the following:

Lounge 13'1" x 13'

Feature fireplace having an arched brick surround and tiled hearth. Exposed beams to the ceiling, central heating radiator and door to the under stairs storage cupboard. There are two windows over looking the front aspect.

Breakfast Kitchen 14'7" x 9'4"

Fitted with a variety of solid oak storage units with rolled edge work surface and ceramic tiled floor. Complimentary tiling to splash prone areas. Integrated electric 'New World' oven and grill and integrated gas hob. Stainless steel 'one and a half' bowl sink and drainer unit with mixer tap over. Central heating radiator. Space and fittings for refrigerator and dishwasher. Wall mounted 'Glow Worm' central heating boiler. Space for breakfast table and chairs. UPVC double glazed window over looking the rear garden. A stable door provides access into the:

Utility Room 9'8" x 5'3"

With fitted floor and wall mounted storage units with roll top work surface. Stainless steel sink and drainer. Ceramic tiled floor. Space and fittings for washing machine. Glazed timber door to the rear with window to the side and a further UPVC door providing access to the side elevation.

Dining Room 12' x 11'10" (maximum)

Having two central heating radiators, coving to the ceiling, access to the wine cellar and a bay window over looking the rear garden.

Cloakroom

Fitted with a white suite comprising of a low flush w.c. and a wall mounted wash hand basin. Having half height tiling and dado rail to walls and an obscured UPVC double glazed window over looking the rear garden.

Stairs to the first floor landing having wooden handrails, central heating radiator, over stair storage cupboards, access to the loft area and doors leading off to the following:

Bedroom One 16'10" x 8'4" x 12'2"

Well proportioned room with coving to the ceiling, central heating radiator and a UPVC double glazed window over looking the rear garden.

Bedroom Two 12'11 x "9'7"

Having fitted wardrobes with hanging and shelving space, coving to the ceiling, central heating radiator and window to the fore.

Bedroom Three 12' x 8' (restricted height into the eaves)

Having a central heating radiator and a UPVC double glazed window over looking the rear garden.

Family Bathroom 12'5" x 7'11"

Fitted with a coloured suite comprising of a vanity wash hand basin, panelled bath and low flush w.c. Solid oak flooring, central heating radiator, tiling to splash prone areas and window to the fore.

Shower Room

Fully tiled with power shower installed.

Garage 19' x 11'7"

With up and over door to the front, glazed door to the side, power points and lighting.

Front: Mainly laid to lawn with low-level wall to the fore, tarmac driveway and pathway leading to the porch. Well-established flowerbeds and mature trees and shrubbery.

Rear: Paved sun terrace with steps leading up to the lawn area with pathway leading to the rear. Well-established flower borders with mature trees and shrubbery. There are two greenhouses and a garden shed to the rear.



Tenure: We have been advised that the property is freehold, interested parties should seek clarification from a solicitor.

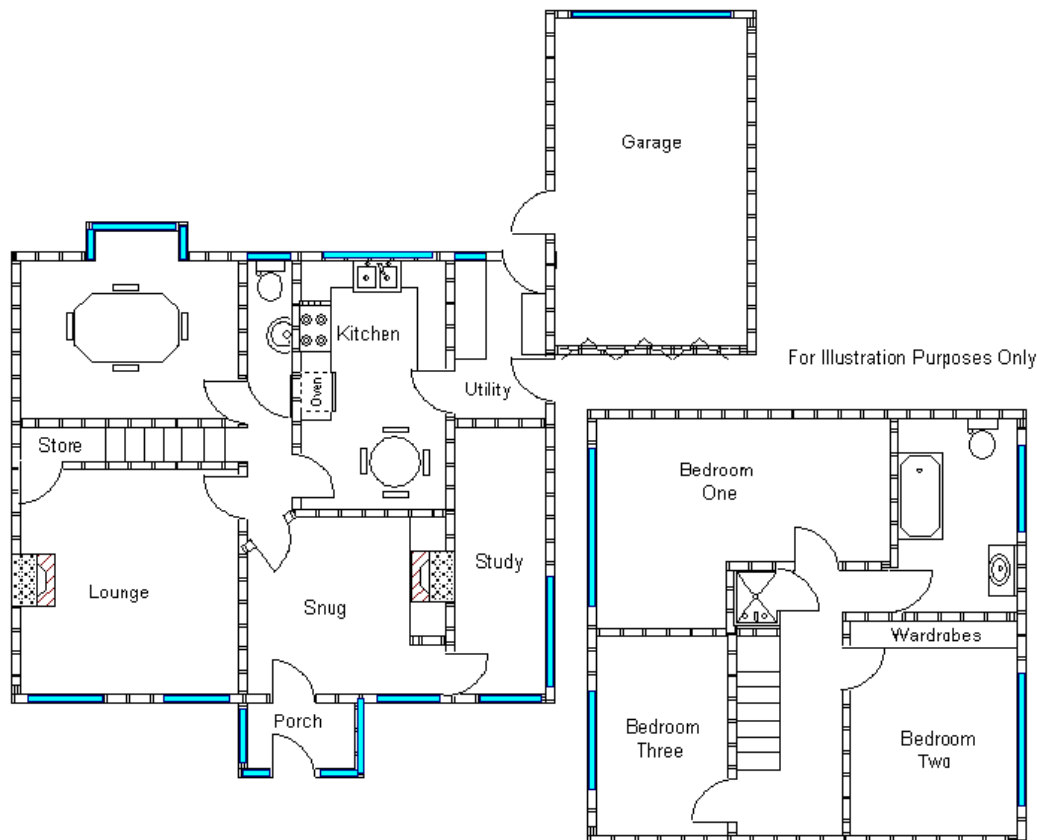
Council Tax: Band G

Viewing: Strictly by appointment only via the agents 0121-730 3111

Mortgage Facilities:

To obtain mortgage advice on this, or any other property, simply talk to one of our mortgage advisors, who will be happy to assist in obtaining the right mortgage for you. All loans are subject to status and valuation.

Your home may be repossessed if you do not keep up repayments on your mortgage.



DISCLAIMER NOTICES

THE PROPERTY MISDESCRIPTIONS ACT 1991

"The agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, connected, fit for their purpose or within ownership of the sellers. Therefore the buyer must assume the information given is incorrect. The agent has not checked the legal documentation to verify legal status of the property or the validity of the guarantee. A buyer must assume the information is incorrect, until his or her own solicitor has verified it.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

MISREPRESENTATION ACT 1967

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