

First CHOICE



PROPERTY CENTRE

www.firstchoiceproperty.co.uk

7 Station Buildings, Birmingham Road,
Water Orton, B46 1SR
Tel: 0121-730 3111

15 Jubilee Court, Kingsbury
Tamworth, B78 2LL
Tel: 01827-870099



74 COLESHILL ROAD, CURWORTH

15th Century Semi Detached Cottage

*Lounge *Fitted Kitchen

*Porch *Fitted Bathroom

*Two Bedrooms *Fitted Shower Room

*Part Double Glazed *Central Heating

*Good Size Front and Rear Gardens

*Freehold *No Upward Chain

Internal Viewing Comes Highly Recommended

PURCHASE PRICE £225,000

We are delighted to offer this charming two bedroom cottage situated in a much sought after part of Curdworth village. Being close to all local amenities and having easy access to the M6, M6 toll and M42 motorway links, making this property ideal for the commuter. The property briefly comprises of two bedrooms, lounge, fitted kitchen, fitted bathroom on the ground floor and a further shower room on the first floor. Benefits include good size attractive front and rear gardens, part double-glazing and gas central heating and no upward chain. We have been advised that the property is freehold; interested parties should seek clarification from a solicitor. Internal viewing comes highly recommended.

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

Lounge 12'11" x 12'11"

Having a feature fireplace with timber surround housing a gas fire. Double central heating radiator, coving to the ceiling and window over looking the fore. There are doors leading off to the following:

Kitchen 11'2" x 8'3"

Fitted with oak effect mounted storage units with a roll top work surface over. Integrated gas hob, space for refrigerator and a coloured sink and drainer unit with mixer tap. Wall mounted 'Glow Worm' central heating boiler. Ceramic tiled floor, coving to the ceiling, window to the fore and space for table and chairs.

Hallway

Having a tiled floor, door to under stair storage cupboard, further door to the rear garden and access into the:

Bathroom

Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and a low flush w.c. There is half height tiling to the walls and an obscured UPVC double glazed window over looking the rear garden.

Stairs to the first floor landing (accessible from the lounge), having a central heating radiator, coving to the ceiling, window over looking the rear garden and doors leading off to the following:

Bedroom One 12'11" x 12'10"

Having a central heating radiator, coving to the ceiling and a secondary glazed window over looking the front aspect.

Bedroom Two 10'8" x 8'3"

With central heating radiator, coving to the ceiling and secondary glazed window over looking the front aspect.

Shower Room

Fitted with a white suite comprising of corner shower cubicle with electric shower, pedestal wash hand basin and a low flush w.c. Half height tiling to walls, central heating radiator, wood effect laminate flooring and an obscured UPVC double glazed window over looking the side elevation.

Outside

Front: Private walled front garden with gated access. Being mainly laid to lawn with mature trees and shrubbery.

Rear: Good size attractive rear garden with established flowerbeds and shrubbery. Mainly laid to lawn with pathway leading to the rear.



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

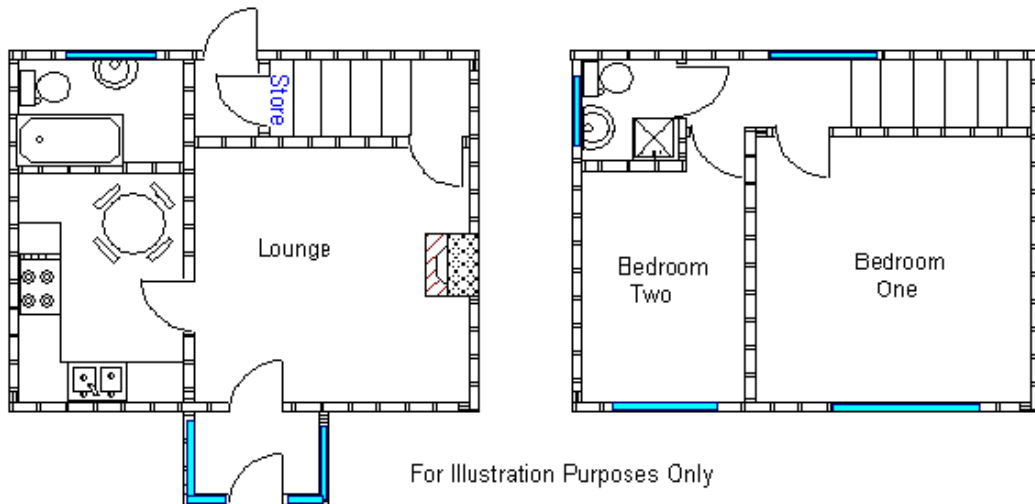
Council Tax: Band G

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

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professions before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than where specific written confirmation has been requested.