

NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- BEAUTIFUL PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS WC



Sandpits Close, Curdworth, Sutton Coldfield, B76 9EZ

£445,000



## Property Description

A spacious three bedroom detached family home in a sought after location in Curdworth, close to village amenities and local schools. The accommodation briefly comprises off road parking, garage, living room, separate dining room, kitchen, utility, downstairs WC, three good sized bedrooms, en-suite to master, family bathroom, good sized private rear garden with patio area and the rest mainly laid to lawn with mature shrubs and gated side access. The property has the potential to extended, please call us today to book your viewing!

**ENTRANCE HALLWAY** 13' 11" x 5' 09" (4.24m x 1.75m) With door to living room and radiator.

**LIVING ROOM** 17' 03" x 11' (5.26m x 3.35m) With double glazed bay window to front, radiator, brick fire place with space for electric fire (could also potentially be opened up to house a log burner) and archway leading through to:

**DINING ROOM** 10' 03" x 8' 09" (3.12m x 2.67m) Having double glazed patio doors leading onto garden, radiator and door leading into kitchen.

**KITCHEN** 12' 04" x 7' 11" (3.76m x 2.41m) Having a range of wall and base units, spot lights to ceiling, one and a half bowl sink unit, double glazed window to rear, space for Range cooker, integrated microwave, tiled splash backs, tiled flooring, space for free standing fridge freezer and door leading to utility.

**UTILITY ROOM** 5' 07" x 7' 05" (1.7m x 2.26m) Having base units, sink, double glazed window to rear, space for appliances and door to garage and door to downstairs WC.

**DOWNSTAIRS WC** 4' x 5' 01" (1.22m x 1.55m) Having low level WC, double glazed obscure window to side and wash hand basin.

**GARAGE** 16' 06" x 7' 08" (5.03m x 2.34m) Housing Worcester Bosch boiler, with lighting and up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Stairs lead up to first floor landing.

**LANDING** Having loft access, door to airing cupboard and doors to:

**FAMILY BATHROOM** 7' 06" x 7' 06" (2.29m x 2.29m) Having heated towel rail, double glazed obscure window to side, low level WC, free standing sink, free standing bath with mixer taps over, two doors off leading into large storage on both sides.

**BEDROOM ONE** 13' x 10' 06" (3.96m x 3.2m) With two double fitted wardrobes, double glazed window to rear, radiator and door leading to en-suite.

**EN-SUITE** 10' 06" x 7' 04" (3.2m x 2.24m) Having double glazed obscure window to rear, single shower cubicle, heated towel rail, pedestal sink and low level WC.

**BEDROOM TWO** 12' 07" x 8' 07" (3.84m x 2.62m) Having double glazed window to front and radiator.

**BEDROOM THREE** 8' 07" x 8' 04" (2.62m x 2.54m) Having double glazed window to front and radiator.

**OUTSIDE** To the front there is an immaculate lawn with off road parking for multiple cars, access to the garage and gated side access leading to garden.

**BEAUTIFUL PRIVATE REAR GARDEN** With patio area, the remainder laid to lawn with very neat borders, planted shrubs, outside water tap, lighting and shed to the side of the property.

Council Tax Band E - North Warwickshire Borough Council

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.