



Roseleigh, Coleshill Road, Curdworth
Sutton Coldfield, B76 9HP

Auction Guide Price £500,000

Curdworth

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A charming and unique cottage boasting many character features situated in the lovely village of Curdworth.

Internal inspection reveals a welcoming reception hall, utility room, fitted kitchen looking out to the garden, office, bedroom, guest W.C, living room, conservatory, sitting room with W.C off and additional reception room.

The upstairs is approached via two different staircases, the stairs from the sitting room reveals a good-sized bedroom and the stairs from the reception room leads to two further bedrooms, a sitting room and bathroom.

Outside there is a large south facing garden with summer house, garage and off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing highly recommended to appreciate all this property has to offer.

The property is being sold via Auction. Further details for this are available upon request.





Property Specification

FOUR BED CHARACTER COTTAGE
CHARMING VILLAGE LOCATION
GATED SIDE ACCESS LEADING TO PARKING
LARGE SOUTH FACING GARDEN
FOUR RECEPTION ROOMS

Porch 1.47m (4'10") x 1.17m (3'10")

Hall 2.87m (9'5") x 1.47m (4'10")

WC 1.70m (5'7") x 1.09m (3'7")

Office 3.33m (10'11") x 2.40m (7'10")

Utility 3.45m (11'4") x 1.52m (5')

Kitchen 4.57m (15') x 1.74m (5'8")

Bedroom 4.17m (13'8") x 3.45m (11'4")

Reception Room 3.33m (10'11") max x 3.33m (10'11")

Living Room 3.43m (11'3") x 3.38m (11'1")

Sitting Room 3.43m (11'3") x 3.38m (11'1")

Conservatory 3.56m (11'8") x 1.93m (6'4")

WC 2.12m (6'11") x 1.17m (3'10")

Bedroom 3.91m (12'10") x 2.97m (9'9")

Bedroom 3.45m (11'4") x 3.43m (11'3")

Bedroom 3.61m (11'10") x 3.16m (10'4") max

First Floor Sitting Room 3.61m (11'10") x 2.03m (6'8")

Bathroom 3.61m (11'10") x 1.79m (5'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 13th January 2022

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: F

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

