



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

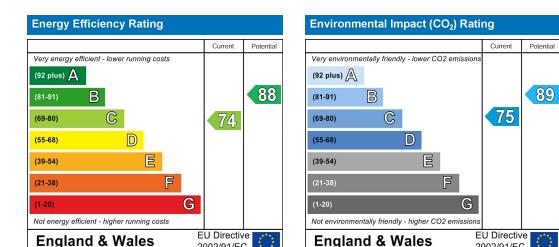
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Energy Performance Graphs



7 Curlew Drive

Brownhills, Walsall WS8 6DY
Offers Over £225,000 Freehold



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FULL DESCRIPTION

Nestled in the desirable area of Curlew Drive, Brownhills, Walsall, this beautifully presented end terrace house, constructed by the renowned David Wilson Homes, offers an exceptional opportunity for both families and first-time buyers. With three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is designed for modern living.

Upon entering, you are welcomed by a charming canopy porch leading into a spacious entrance hall. The ground floor features a generous lounge, perfect for relaxation and entertaining, alongside a convenient guest cloakroom/WC. The inner lobby provides access to the rear dining kitchen, which is ideal for family meals and gatherings.

The property boasts two additional bedrooms, providing ample space for family or guests, and a family bathroom that caters to the needs of a busy household. The low maintenance gardens offer a pleasant outdoor space without the burden of extensive upkeep, making it perfect for those with a busy lifestyle.

Parking is a breeze with an allocated space for your vehicle, ensuring convenience for you and your visitors. With gas central heating and PVCu double glazing throughout, this home is not only stylish but also energy-efficient, providing excellent value for money.

In summary, this end terrace house on Curlew Drive is a delightful blend of comfort, style, and practicality, making it an ideal choice for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

The internal accommodation may be more fully detailed as follows; (all measurements approximate)

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Having door leading through to guest cloaks/WC and further door leading through to lounge

RE-FITTED GUEST CLOAKS/WC

Having low level WC and vanity unit housing hand wash basin.

FRONT LOUNGE measuring

15'5" x 11'8" (4.7m x 3.56m)

Having PVCu double glazed bow window to front elevation, radiator, contemporary fireplace housing flame effect gas fire, television point, door leading hallway with stairs leading to first floor accommodation and door leading through to;

REAR KITCHEN/DINER

15'1" x 10'9" (4.6 x 3.3)

Having PVCu double glazed window and French doors to rear elevation, radiator, range of modern wall and base units with solid wooden work surface over, stainless steel sink unit with matching drainer and built in oven, hob with extractor hood over and tiled flooring

LANDING

Having PVCu double glazed window to side elevation, loft access and doors leading through to bedrooms and bathroom.

REAR BEDROOM ONE measuring

12'0" x 10'4" (3.68m x 3.15m)

Having PVCu double glazed window to rear elevation, radiator and door leading through to;

RE-FITTED EN-SUITE SHOWER ROOM/WC

Having PVCu double glazed window to rear elevation, radiator, modern white suite comprising of; shower cubicle, pedestal hand wash basin and low level WC

FRONT BEDROOM TWO measuring

11'10" x 8'0" (3.61m x 2.44m)

Having PVCu double glazed window to front elevation and radiator,

FRONT BEDROOM THREE measuring

8'3" x 7'1" (2.54m x 2.16m)

Having PVCu double glazed window and radiator.

FAMILY BATHROOM/WC

Having radiator, panelled bath, pedestal hand wash basin and low level WC.

REAR GARDEN

Attractive rear garden with paved patio seating area, lawn, mature planting and rear gated access to rear allocated parking space.

GENERAL INFORMATION

A charge of £308.86 per half a year is made in respect of

the allocated parking space and maintenance/landscaping of the unadopted parking and vehicular access area.

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band C.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point has been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

