



Orchard Close, Curdworth Sutton Coldfield B76 9DX

welcome to

Orchard Close, Curdworth Sutton Coldfield

****FREEHOLD BUNGALOW** ** SLIGHT MODERNISATION NEEDED** **PERFECT RESIDENTIAL LOCATION** ** TWO DOUBLE BEDROOMS** ** CLOSE TO ALL AMENITIES** **GARAGE & DRIVEWAY PARKING** **LARGE RECEPTION ROOM** **CONSERVATORY TO REAR** **SOUGHT AFTER RESIDENTIAL LOCATION****



Entrance Hall

Ceiling light point and radiator

Lounge

24' 1" x 10' (7.34m x 3.05m)

Double glazed window, ceiling light point, radiator and double glazed door to conservatory

Conservatory

Kitchen

9' x 6' 1" (2.74m x 1.85m)

Double glazed window to front, ceiling light point, radiator, steel sink and drainer and space for appliances.

Utility Room

11' x 5' 1" (3.35m x 1.55m)

Double glazed window to rear, ceiling light point and radiator

Bedroom One

11' x 8' 1" (3.35m x 2.46m)

Radiator, double glazed window to front, built in wardrobes and ceiling light point.

Bedroom Two

12' 10" x 10' (3.91m x 3.05m)

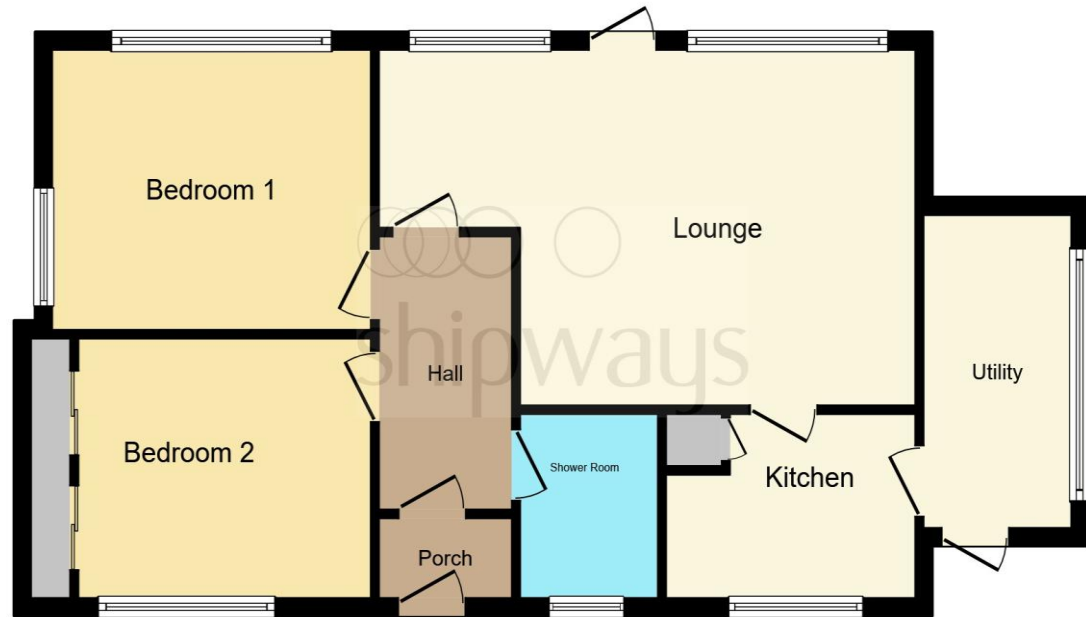
Double glazed window to side and rear, ceiling light point, and radiator

Bathroom

Radiator, double glazed window to front, ceiling light point, low level w.c., sink and walk in shower.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Orchard Close, Curdworth Sutton Coldfield

- Freehold Bungalow
- Driveway and Garage
- Great Location
- Large Lounge
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£310,000



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Property Ref:
CAB111889 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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