



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Oaklands, Curdworth

£325,000

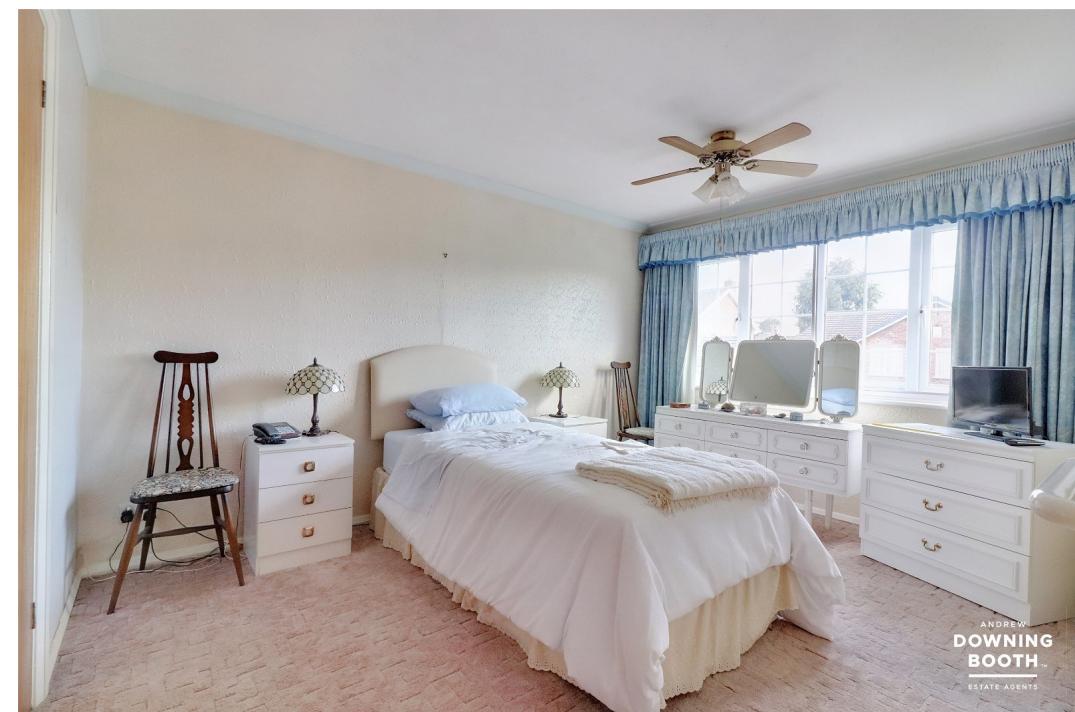
 3  1  2



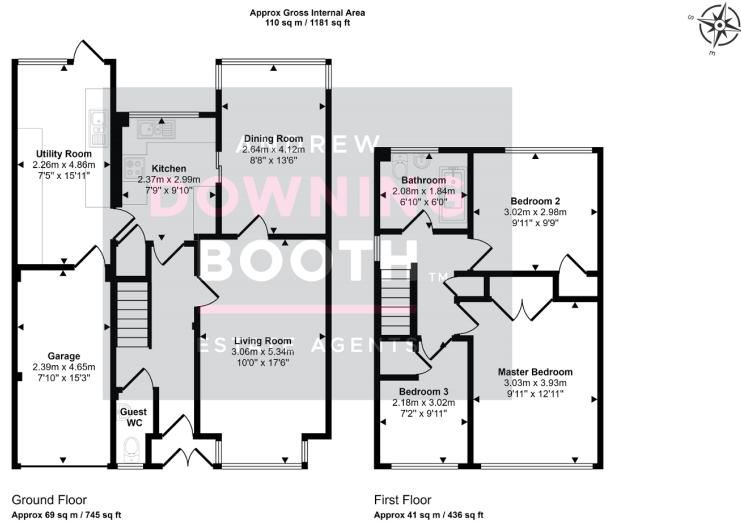
From small acorns, great oaks grow! And with this spacious three bedroom detached home in a hugely desirable village location, you're sure to find yourself a great oak! Sitting on the popular 'Oaklands', this property has potential to extend (subject to gaining the necessary planning permissions), and whilst it does require some modernising, it boasts huge potential. The property comes with no upward chain and benefits from having a practical layout with generous dimensions. Comprising an entrance hall, entrance porch, large living room, separate extended dining room and kitchen (which could be knocked into each other subject to gaining the necessary building regulations). There is also a guest WC and large utility room to the ground floor. Upstairs are three bedrooms as well as a family bathroom. Outside is a reasonably low maintenance yet pretty garden, with a block paved drive to the front providing ample off street parking with an artificial lawned front garden. There is also a garage and a gate providing access to the rear garden which has raised beds, a garden shed, a substantial paved patio and artificial lawn beyond. All of this, whilst sitting in the popular village of Curdworth, with great access to the M6 Toll, M42 and Birmingham Airport meaning this is sure to be popular. Book an early viewing to avoid disappointment, as this home is sure to be popular! PLEASE NOTE an asbestos survey has been completed on the property which has identified asbestos throughout the property.



ANDREW
DOWNING
BOOTH
ESTATE AGENTS



ANDREW
DOWNING
BOOTH
ESTATE AGENTS



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- EPC Rating TBC
- Requiring Modernisation, With Huge Potential
- Large Living Room, Dining Room & Kitchen
- Generous Utility Room, Guest WC & Bathroom
- Driveway, Garage & Attractive Low Maintenance Plot
- Three Bedroom Detached Home With No Upward Chain
- Desirable Location With Great Access To M42, M6 Toll & Birmingham Airport

