

CURRAN
BIRDS
+ CO

44, DE24
£245,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SIZEABLE REAR GARDEN, EXTENDED TO REAR – Offered with no onward chain, this extended three-bedroom home on Wordsworth Avenue presents a rare opportunity for buyers seeking space and flexibility in a well-connected part of Sinfín.

Occupying a good-sized plot with a large rear garden, attached garage, and covered workshop, the property has already been extended and offers further potential to develop (subject to planning). Internally, it features two reception areas, a modern kitchen, and an updated shower room – well-suited to family life or those looking to add value.

With off-road parking, a carport, and excellent access to local shops, schools, and transport links, this is a versatile property with strong future potential









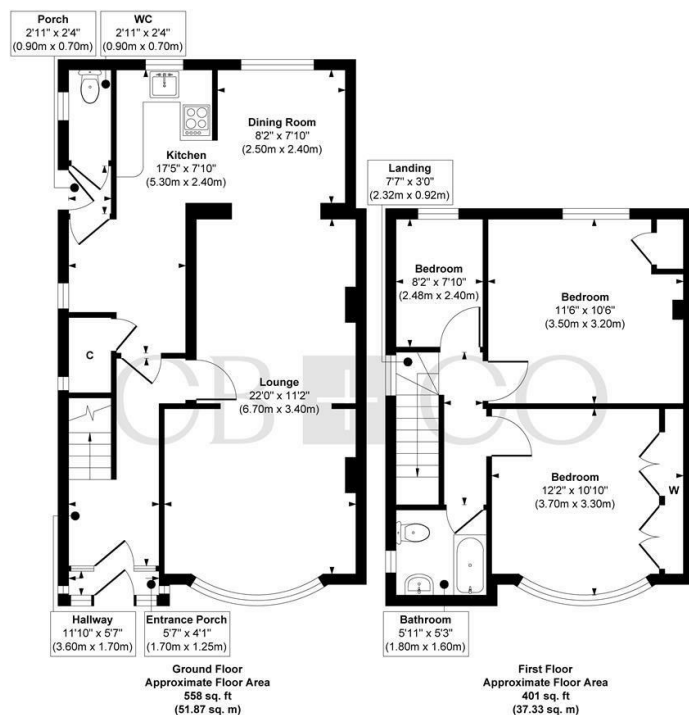
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44 Wordsworth Avenue



Approx. Gross Internal Floor Area 959 sq. ft / 89.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The *Particulars*

- Extended Three-Bedroom Semi Detached Home
- Spacious Lounge With Bay Window
- Dining Area Overlooking Garden
- Modern Kitchen With Integrated Appliances
- Downstairs WC For Added Convenience
- Generous Sized Master Bedroom With Bay Window
- Garage (7.8 Metres Long), Covered Worksof Area And Car Port
- Long Mature Garden With Fruit Trees
- Excellent Development Potential
- No Chain

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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