

CURRAN  
BIRDS  
+ CO

Trowbridge Close,

£995



CURRAN BIRDS + CO

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



AVAILABLE AUGUST ON AN UNFURNISHED BASIS - Spacious three bedroom property within easy reach of local amenities, shops, and schools.

Internally, the property features a welcoming hallway leading to a downstairs WC, a modern kitchen with ample storage, and an open plan lounge diner with large windows for plenty of natural light. Upstairs, there is a comfortable master bedroom, two additional bedrooms, and a bathroom with a three-piece suite.

Outside, the property includes a generous driveway leading to a brick-built garage and an enclosed rear garden. Situated on a quiet cul-de-sac, it is just a short walk from Oakwood's local shopping precinct, offering various shops, cafes, and essential services, providing convenience and a sense of community.







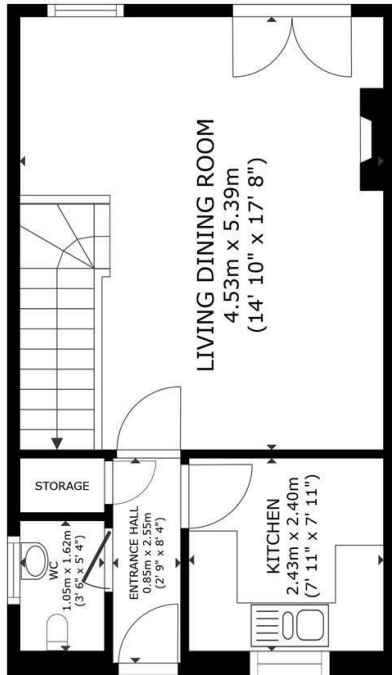


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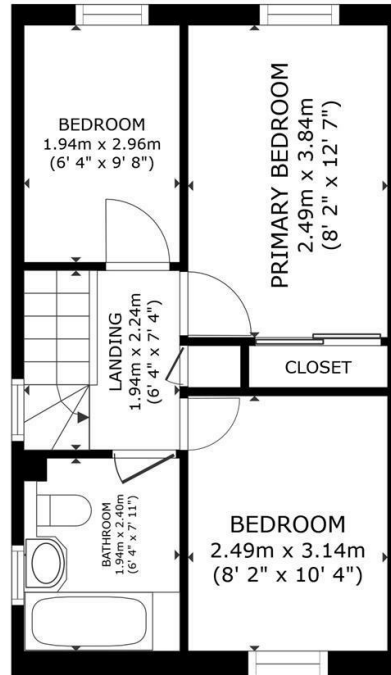








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 35.9 m<sup>2</sup> (386 sq.ft.) FLOOR 2 35.3 m<sup>2</sup> (380 sq.ft.)  
 TOTAL: 71.2 m<sup>2</sup> (767 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Modern Semi Detached Property
- Three Bedrooms
- Hallway, Downstairs WC
- Kitchen with Space For Cooker
- Spacious Open Plan Lounge Diner
- Driveway, Brick Built Garage
- Quiet Cul-De-Sac Position
- Excellent Access to Road Links & Pride Park
- Short Walk to Shops & Schools
- Available August, Unfurnished

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

# CURRAN BIRDS + CO



*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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