

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- THREE BEDROOM MID TERRACE HOUSE
- USABLE LOFT SPACE WITH STAIRCASE OFF LANDING
- OFF ROAD PARKING AND GARAGE
- GOOD SIZE LOUNGE/DINING ROOM

Moorfield Drive, Sutton Coldfield, B73 5LQ

Offers over £280,000





## Property Description

Located within a popular residential area of Sutton Coldfield is this three/four bedroom mid terrace property for sale. The loft has been converted by the previous owners into a usable room with staircase from the first floor (please note we are awaiting confirmation that this has been done with the correct building regulations). The property is located within a mile of both Chester Road and Wylde Green train stations. In brief the property comprises entrance hall, lounge/dining room, kitchen, first floor landing, three bedrooms, bathroom with separate toilet, second floor loft space, off road parking, garage and enclosed rear garden.

**ENTRANCE PORCH** Leading to lounge/dining room.

**LOUNGE/DINING ROOM** 26' 4" x 11' (8.03m x 3.35m) narrowing to 8' 4"

Carpeted, ceiling light, electric fireplace, double glazed doors to rear garden, double glazed window to front, power points, stairs to first floor, entrance to kitchen, central heating radiator.

**KITCHEN** 10' 5" max x 10' 2" max (3.18m x 3.1m) Wood effect laminate flooring, ceiling light, power points, double glazed window to rear, door to rear garden, door to garage, range of wall and base units, free-standing oven and hob.

**FIRST FLOOR LANDING** Carpeted, ceiling light, power points.

**BEDROOM ONE** 9' 11" x 8' 10" (3.02m x 2.69m) Carpeted, ceiling light, built-in wardrobes, power points, central heating radiator, double glazed window to front.

**BEDROOM TWO** 9' 9" x 7' 9" (2.97m x 2.36m) Carpeted, ceiling light, central heating radiator, double glazed window to front and power points.

**BEDROOM THREE** 10' x 8' 11" (3.05m x 2.72m) Carpeted, ceiling light, power points, double glazed window to rear, central heating radiator, built-in cupboard.

**BATHROOM** 5' 7" x 5' 3" (1.7m x 1.6m) Carpeted, ceiling light, bath with overhead shower, hand wash basin, window to rear.

**WC** 5' 7" x 2' 11" (1.7m x 0.89m) Carpeted, ceiling light, low level wc, double glazed window to rear.



## SECOND FLOOR

**USABLE LOFT SPACE** 18' 8" max x 10' 2" max (5.69m x 3.1m) Carpeted, central heating radiator, ceiling light, power points, two Velux windows and eaves storage.

**OUTSIDE** To the front of the property is a block paved driveway with off road parking and a garage.

To the rear is an enclosed rear garden.

Council Tax Band C - Birmingham City Council

**FIXTURES AND FITTINGS** as per sales particulars.

## TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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