



Connells

Moat Farm Drive
Bartley Green



Property Description

A beautifully presented, semi-detached house that occupies a large plot in a cul de sac. Close to transport links, Queen Elizabeth Hospital and Newman University. The property briefly comprises entrance hall, kitchen, lounge/ dining room, three bedrooms and a modern bathroom. Outside, there is off street parking to the front, a garage en bloc and a large rear garden.

Approach

Set in a cul-de-sac location, off road parking to the front.

Hallway

Welcoming hallway, stairs to the first floor, radiator, semi glazed front door, laminated floor.

Lounge

18' 4" max into recess x 15' 11" (5.59m max into recess x 4.85m)

A spacious lounge featuring a bright and airy atmosphere, enhanced by large patio doors that seamlessly connect the indoors to the larger-than-average rear garden. The room is designed for comfort and versatility, offering ample space for both relaxation and entertaining. The patio doors allow natural light to flood the area, while providing picturesque views of the garden, which offers a generous expanse of greenery, ideal for outdoor activities, gardening, or simply unwinding in privacy. The harmonious blend of indoor and outdoor living creates a welcoming and functional space for modern lifestyles.

Kitchen

11' 3" x 9' 7" (3.43m x 2.92m)

A beautifully presented fully fitted breakfast kitchen, thoughtfully designed to combine style and practicality. The kitchen boasts sleek matching gloss wall and base units, offering ample storage while adding a contemporary touch to the space. The layout includes an integrated hob with a coordinating oven and extractor fan, complemented by a stylish splashback for a clean and polished look. A stainless steel sink with drainer and mixer tap is conveniently positioned for functionality.

A chic breakfast bar provides the perfect spot for casual dining or morning coffee, while the double-glazed door to the side allows easy access and brings in natural light. Additional features include designated space for a washing machine and fridge freezer, ensuring all your appliances are neatly accommodated. A modern heated towel rail enhances comfort and adds a touch of luxury. This well-equipped kitchen is both practical and inviting, perfect for everyday living or entertaining.

Landing

Loft access, doors to the bedrooms & shower room.

Bedroom 1

13' 7" x 9' 7" (4.14m x 2.92m)

Master bedroom, with double glazed window overlooking the rear garden, radiator, light point.

Bedroom 2

12' 8" x 7' 10" plus recess (3.86m x 2.39m plus recess)

Second bedroom with double glazed window facing the front, light point, radiator.

Bedroom 3

11' 9" x 6' 2" (3.58m x 1.88m)

Bedroom 3 with double glazed window facing the rear garden, radiator, light point.

Shower Room

A stunning shower room designed with modern elegance and functionality in mind. The centrepiece is a luxurious double walk-in shower cubicle, featuring a waterfall shower for a spa-like experience. A sleek wall-mounted vanity sink is paired with a low flush WC, creating a clean and minimalist aesthetic. Adding to the practicality and style, a floating matching storage cupboard provides ample space to keep essentials neatly tucked away.

The room is enhanced by a contemporary heated towel rail, ensuring warmth and comfort. The walls feature part tiling, blending durability with a sophisticated finish, while a double-glazed window to the front allows natural light to brighten the space. This shower room effortlessly combines luxury and practicality, offering a serene retreat for everyday use.

Garden

A larger-than-average wrap-around rear garden, offering a perfect blend of functionality and natural beauty. The space features a charming raised decked area, ideal for outdoor dining, entertaining, or simply relaxing while enjoying the surroundings. The expansive lawn provides ample room for recreation, family activities, or potential landscaping projects.

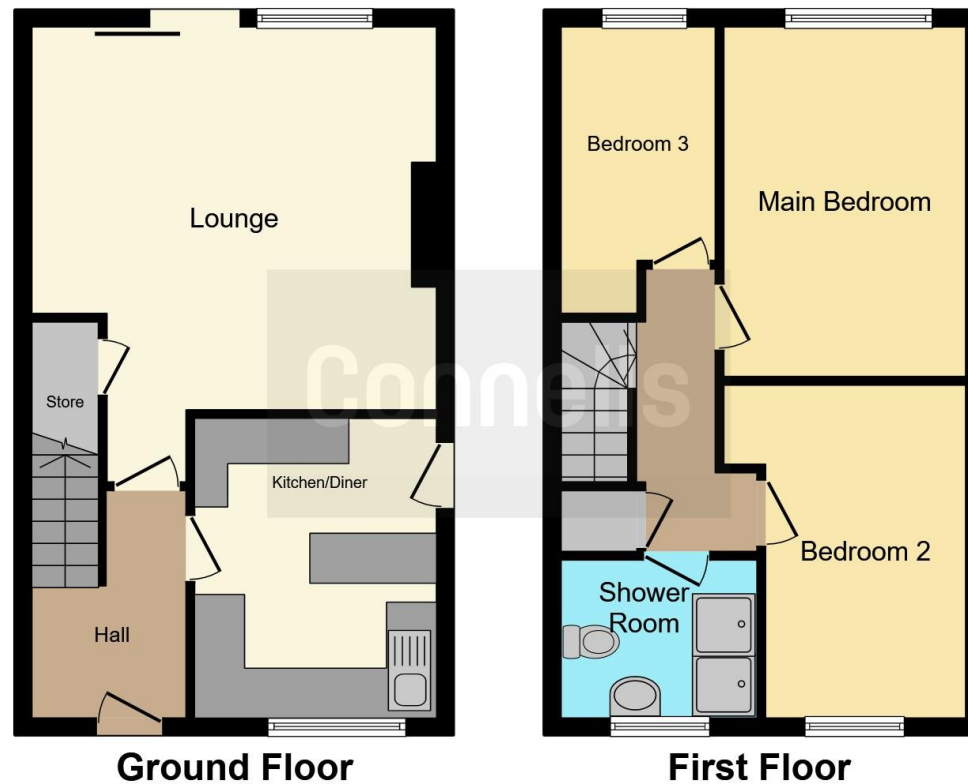
Garage

Single garage in a separate block









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T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

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