



Connells

Moorfield Drive
Sutton Coldfield



Property Description

A 3-bedroom modern semi-detached home located at the end of a peaceful cul-de-sac location. The property is offered with no chain. The home is in need cosmetic updating and sits on an excellent sized corner plot with great potential for further expansion (subject to planning). The accommodation comprises a entrance porch which has a door giving access into an excellent sized dual aspect lounge/diner. There is a fitted kitchen and a conservatory/sunroom off the lounge/diner. On the first-floor landing there are three excellent sized bedrooms and a family shower room. There is a single garage and driveway. Located in an excellent school catchment area and close to main road and rail transport links and the local amenities of Boldmere High Street.

Entrance Porch

Entrance door having double glazed door to the front giving access into the entrance porch with an inner door giving access into the family lounge/diner

Family Lounge/Diner

25' 7" x 11' Max (7.80m x 3.35m Max)

Having double glazed window to the front and double-glazed sliding patio doors to the rear. Electric fire point, 2 radiators to wall, TV aerial point, stairs lead to the first-floor landing and internal door gives access into the kitchen. Patio doors lead to the conservatory.

Conservatory

8' x 9' 1" (2.44m x 2.77m)

Being a single glazed conservatory/sunroom. Having tiled floor, power point and sliding doors to the rear and side garden.

Kitchen

10' 5" Max x 10' 1" (3.17m Max x 3.07m)

Comprising a fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden. Stainless steel sink and drainer unit with mixer tap over, cupboards under, gas cooker point, space and plumbing for washing machine, space for a fridge/freezer, wall mounted central heating boiler, tiled flooring. Internal door gives access to the garage.

First Floor Landing

Having radiator to wall, loft access with drop down ladder, doors off to three bedrooms and family shower room.

Bedroom One

14' 7" Maximum x 10' 11" (4.45m Maximum x 3.33m)

Having double glazed window to the front, radiator to wall, built in double wardrobe with mirrored fronts.

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)

Having double glazed window to the rear and radiator to wall and built in double wardrobe.

Bedroom Three

9' 11" x 7' 7" (3.02m x 2.31m)

Having double glazed window to the front, radiator to wall and laminate flooring.

Shower Room

A modern fitted shower room having shower cubicle with electric shower facility, wash hand basin with cupboard under, frosted double glazed window to the rear, full tiling to walls, separate low level flush WC.

Outside Front

Having driveway providing off-road parking. Access to the garage,

Side & Rear Garden

Being situated on an excellent sized plot with gardens to side and rear. Gated access, patio area, fencing to side and rear, outside tap, space for a shed, garden laid to lawn various plants, trees and shrubs.

Garage

15' Excluding recess x 7' 8" (4.57m Excluding recess x 2.34m)

Having power and lighting, up and over door, gas and electric meters.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Tenure: Freehold

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Property Ref: SCO310481 - 0003