



Connells

Moss Drive
Sutton Coldfield

Moss Drive Sutton Coldfield B72 1JQ

for sale offers over
£375,000



Property Description

A well located 3 bedroom traditional style family semi-detached home located with close access to the amenities of Sutton Town Centre, Train Station and shopping. In a good school catchment area for both primary and senior schools. In a quiet cul-de-sac location. Having a superb sized rear garden with excellent views over Royal Sutton Coldfield. The home has been well maintained and loved. An ideal family home with potential to expand (subject to planning). There is a good sized driveway and single garage. Internally the home has a canopied entrance porch opening into welcoming reception hallway, dual aspect family lounge through dining room and an impressive modern refitted kitchen. On the first floor there are 3 good sized bedrooms and a refitted family shower room. The front and rear gardens are well stocked and mature.

Canopied Entrance Porch

Having light facility and tiled step. Composite door gives access to the reception hallway.

Hallway

Having doors giving access to the dual aspect lounge through dining room and kitchen. Stairs to the first floor landing, radiator to wall, door to understairs storage cupboard.

Lounge Through Dining Room

23' 3" plus bay & door recess x 11' (7.09m plus bay & door recess x 3.35m)

Having double glazed walk in bay window to the front and double glazed French doors to the rear garden, two radiators, telephone point and TV aerial point, feature brick built fireplace and wooden mantle over.

Refitted Kitchen

10' 6" max x 9' 5" (3.20m max x 2.87m)

A modern refitted kitchen overlooking the rear garden having fitted base units with work surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated electric oven and grill, built in gas hob with cookerhood and extractor fan over, space and plumbing for a washing machine and built in slimline dishwasher, radiator, spotlights, karndean flooring, double glazed window overlooking the rear garden and double glazed door to the side accessing the rear garden.

First Floor Landing

Having frosted double glazed window to the side, doors off to the 3 bedrooms and refitted shower room. Coving to ceiling.

Bedroom 1

13' 5" includes bay x 8' 10" to front of wardrobes (4.09m includes bay x 2.69m to front of wardrobes)

Having double glazed walk in bay window to the front, radiator to wall, coving to ceiling, three built in double wardrobes with built in cupboards over.

Bedroom 2

12' x 10' 10" max to rear of wardrobes (3.66m x 3.30m max to rear of wardrobes)

Having double glazed window to the rear with fantastic views over Sutton Coldfield. radiator to wall and 3 built in double wardrobes with built in cupboards over.

Bedroom 3

10' 2" x 6' 11" (3.10m x 2.11m)

Having double glazed window to the front, radiator to wall and built in storage cupboard.

Refitted Shower Room

A well presented refitted shower room having walk in shower with Rainfall and Handheld facility, low level flush WC, wash hand basin set onto marble top and cabinet, wall mounted heated towel rail radiator, radiator, doable glazed frosted window to the rear, built in storage cupboard housing the wall mounted central heating boiler.

Outside

Front Garden

Having garden laid to lawn, planted borders and shrubs. Block paved driveway providing ample off road parking. Access to the Garage. gated side access to the rear garden.

Garage

14' 9" x 7' 3" (4.50m x 2.21m)

Having double doors onto the driveway, gas and electric meters. pedestrian door to the garden.

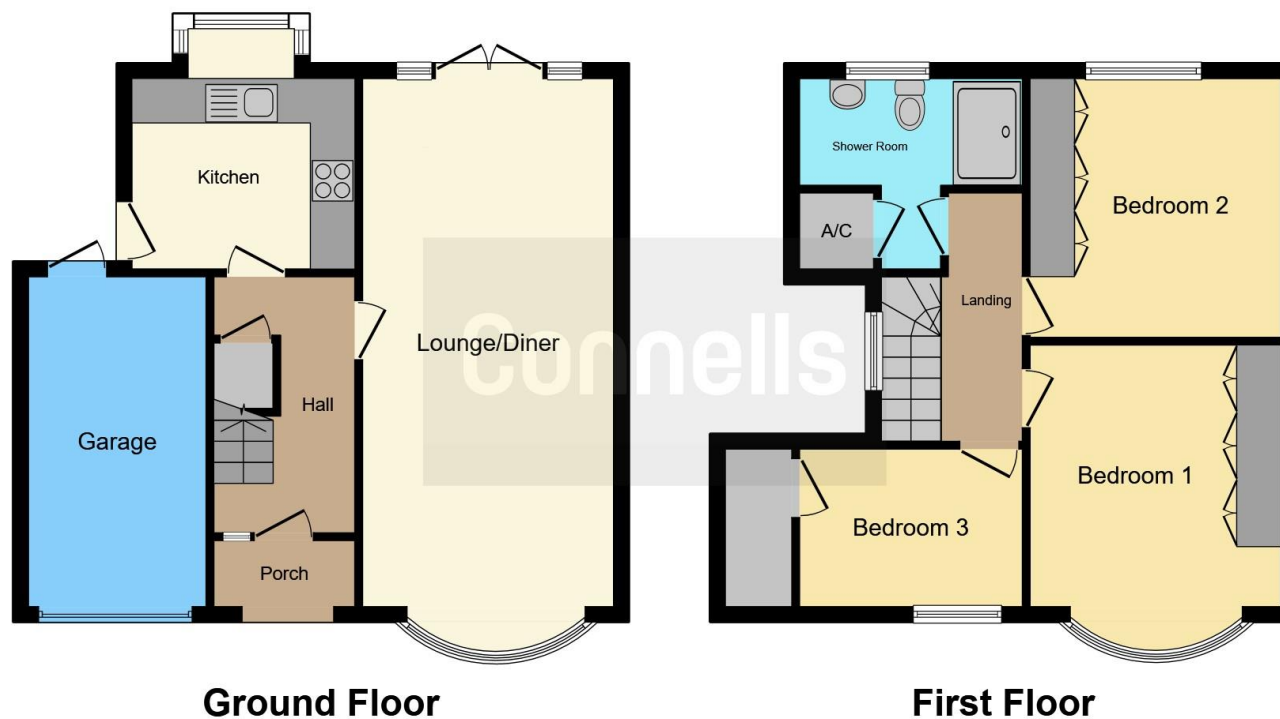
Rear Garden

A mature and established rear garden, well stocked with plants, shrubs and planted borders, trees, garden to lawn, fencing to the sides and rear and gated access to the front of the property. Excellent sunny aspect and patio area.









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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