



Morven Road,
Sutton Coldfield, B73 6NE

Offers in Excess of £525,000

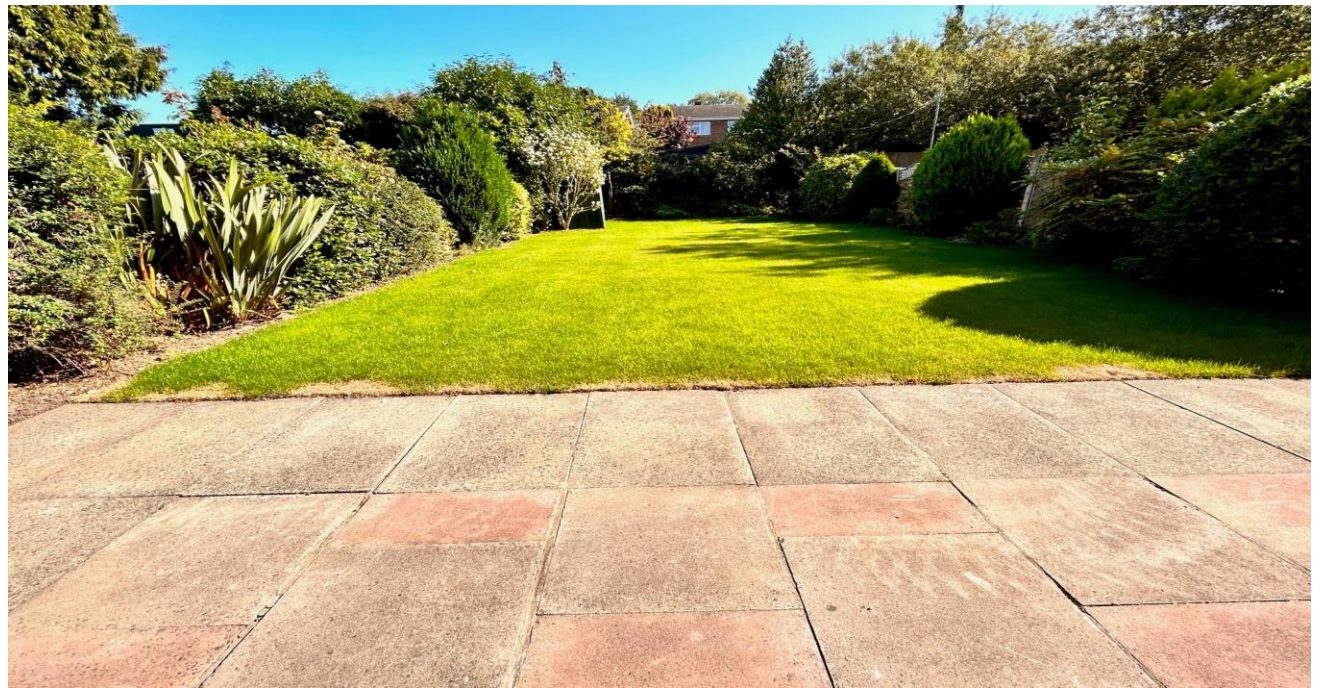
Offers in Excess of £525,000



This superbly located detached property occupies an enviable location set within close proximity of the nearby shopping centres of Sutton Coldfield and Boldmere, near to many sought after amenities including desirable schools, shops, parkland and transport links.

Accessed via a generous porch and welcoming hall the accommodation itself has been the recent subject of a thorough renovation both inside and out.

Offering a refitted kitchen and bathroom, separate reception rooms a guest cloakroom and utility to the ground floor there are also three double bedrooms and a re-fitted bathroom. Outside a driveway provides garage access and off road parking whilst a secure side gate leads to the landscaped rear garden and patio.





Property Specification

SUPERBLY LOCATED WELL PRESENTED DETACHED PROPERTY
RECENTLY RENNOVATED THROUGHOUT TO AN EXCELLENT STANDARD
THREE DOUBLE BEDROOMS
REFITTED KITCHEN WITH UTILITY OFF

Garage 16' 0" x 8' 0" (4.87m x 2.44m)

Lounge 4.83m (15'10") x 3.48m (11'5")

WC 7' 10" x 2' 11" (2.39m x 0.89m)

Dining Room 3.48m (11'5") x 3.02m (9'11")

Kitchen 3.32m (10'11") x 3.02m (9'11")

Utility 3.02m (9'11") x 1.79m (5'11")

Bedroom 4.25m (13'11") x 3.48m (11'5")

Bathroom 10' 10" x 6' 7" (3.30m x 2.01m)

Bedroom 4.33m (14'2") x 2.69m (8'10") plus 0.01m (0') x 0.01m (0')

Bedroom 3.48m (11'5") x 3.02m (9'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th September 2023

Viewer's Note:

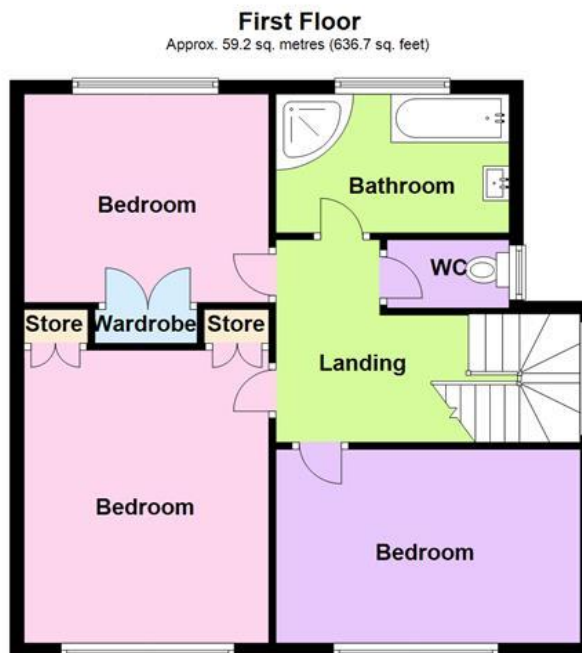
Services connected: Gas, Electricity, Water, Mains Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 133.3 sq. metres (1434.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

