



Moss Drive,  
Sutton Coldfield, B72 1JQ

Offers in the Region Of £425,000



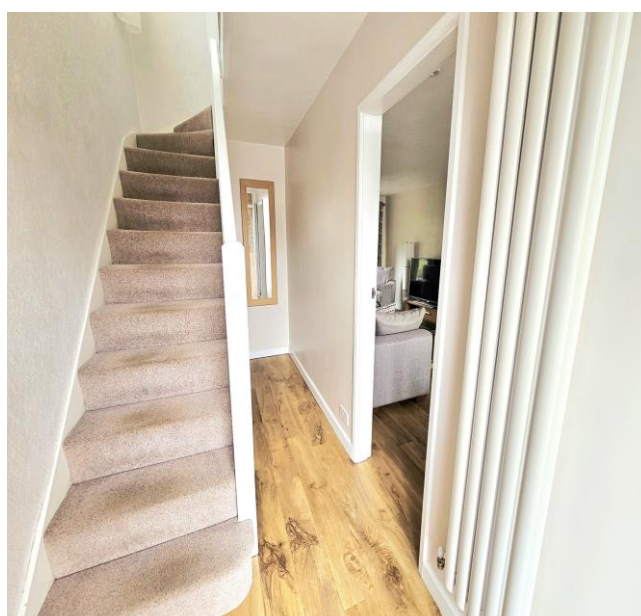
## Offers in the Region Of £425,000



Simply outstanding is the only way to describe this magnificent home. Offered for sale via Paul Carr Boldmere this immaculately presented bright and spacious detached family home is positioned in a residential development of traditional properties built pre war and consequently benefit from excellent plot size with definite 'curb appeal'. The property on offer benefits from being within one mile of commuter train stations and is on the cusp of public transport routes, the property is well served for amenities ranging from high street shopping to a multitude of local schools within Sutton Town centre. The property is approached via a block paved driveway with dressed fore garden. The front doorway leads into an entrance hallway which then leads into a bright and spacious contemporary family lounge and open plan dining room. To the rear elevation is a beautifully appointed fully fitted kitchen featuring a range of high quality fitted units with integrated appliances, a utility with leads off with internal access into the garage. Ground and first floor rooms feature perspectives that afford panoramic views. To the first floor are three bedrooms and a bright spacious family bathroom with full white suite with separate W.C. The sumptuous rear gardens are laid to lawn with patio seating areas and offer an outstanding display of landscaped grounds with herbaceous borders, water feature thereto and with panel fencing to all sides. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.







## Property Specification

BEAUTIFULLY APPOINTED FAMILY HOME PRESENTED TO THE HIGHEST ORDER IN A DESIRED SUTTON LOCATION A WIDE RANGE OF AMENITIES TO HAND TO INCLUDE ROAD AND RAIL ACCESS TO BIRMINGHAM CITY CENTRE CUL-DE-SAC POSITION, LOUNGE AND OPEN PLAN DINING ROOM WITH OUTSTANDING PANORAMIC VIEWS FITTED KITCHEN WITH UTILITY OFF THREE GOOD SIZE BEDROOMS TO FIRST FLOOR

**Lounge/Dining Room 7.13m (23'5") x 3.27m (10'9")**

**Kitchen**

**Utility 2.62m (8'7") x 1.00m (3'3")**

**Garage 4.51m (14'10") x 2.06m (6'9") max**

**Entrance Hall**

**Bedroom 1 3.33m (10'11") x 3.33m (10'11") plus 0.88m (2'11") x 0.88m (2'11")**

**Bedroom 2 3.69m (12'1") x 3.33m (10'11") plus 0.88m (2'11") x 0.88m (2'11")**

**Bedroom 3 3.09m (10'2") x 2.13m (7') plus 0.88m (2'11") x 0.88m (2'11")**

**WC**

**Bathroom 2.35m (7'9") x 1.91m (6'3") plus 0.88m (2'11") x 0.88m (2'11")**

**Landing**

### 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: 23rd August 2025

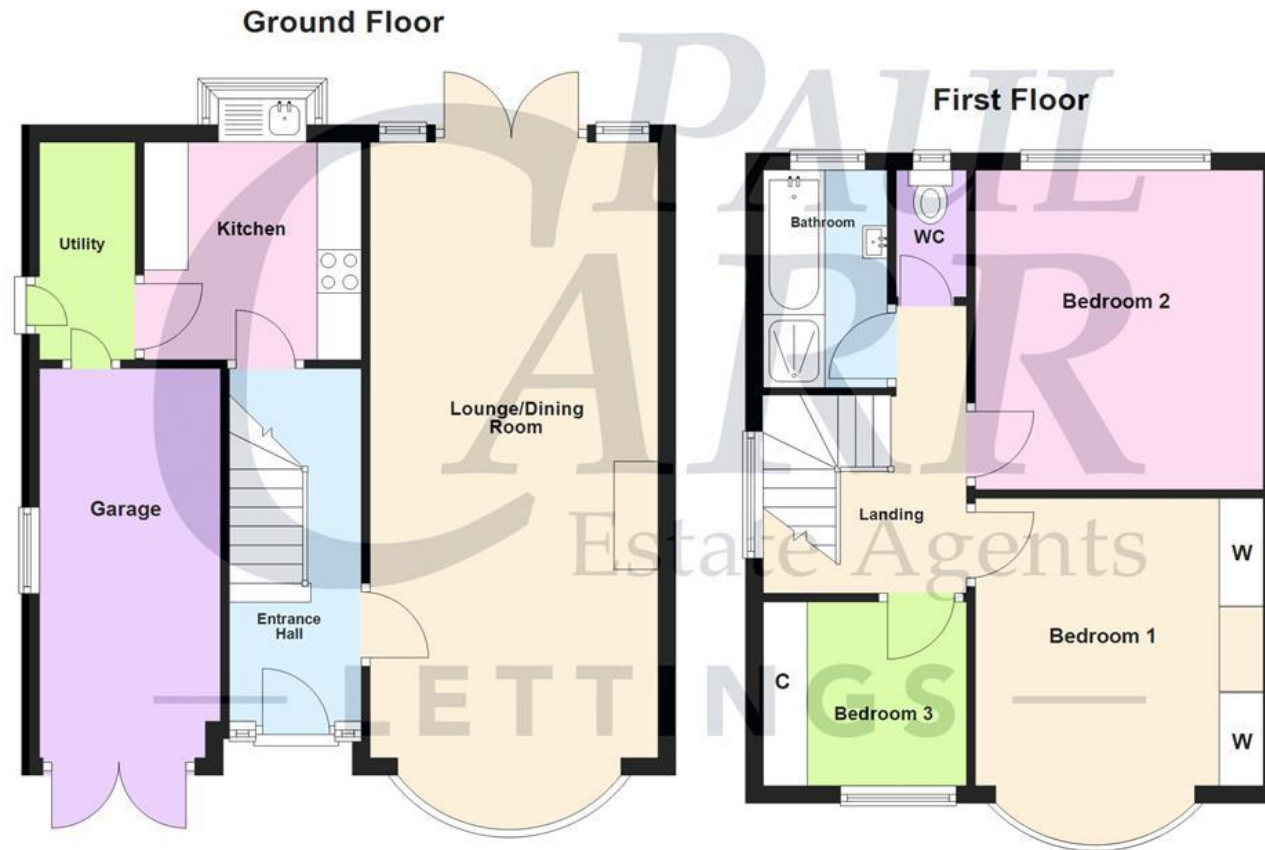
### Viewer's Note:

Services connected: ALL  
Council tax band: D  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions: N/A

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

