



Moorfield Drive, Boldmere
Sutton Coldfield, B73 5LQ

Offers in the Region Of £265,000

Boldmere

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OFFERED FOR SALE WITH NO UPWARD CHAIN. Situated in a well-regarded location this three-bedroom semi-detached home has been owned by the current family for many years and now is available at a competitive price point to offer an excellent opportunity for first time buyers or investors to acquire a Sutton Coldfield address. The property on offer is situated in a cul-de-sac position off Boldmere Road and therefore offers an excellent range of amenities ranging from shops, schools and arterial road and rail connections to Birmingham and beyond. The specification briefly comprises an entrance hallway/vestibule which leads into a through lounge, dining room with bright conservatory leading off. A fitted kitchen is provided having a range of wall and base units with appliances thereto. To the first floor there are three good size bedrooms and bathroom with shower suite and a separate W.C. To the outside and to the front elevation is a lawned fore garden with driveway and integral garage leading off. To the rear, an expansive garden extending to the rear and left-hand elevations providing a large lawn area, two paved patios and a hard standing for garden shed, all in all a tremendous entertainment space. Viewings are strictly via Paul Carr Estate agents Boldmere and for proceedable purchasers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN AND
VACANT POSSESSION UPON COMPLETION
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND
BEYOND
EXCELLENT OPEN PLAN LIVING/DINING ROOM
CONSERVATORY
FITTED BREAKFAST KITCHEN

Lounge/Diner 7.80m (25'7") x 3.36m (11')
Kitchen 3.17m (10'5") x 3.07m (10'1")
Garage 4.75m (15'7") x 2.14m (7')
Conservatory

Landing 3.98m (13'1") x 3.17m (10'5")
Bedroom 3 3.08m (10'1") x 2.30m (7'7")
Bedroom 1 4.45m (14'7") x 3.33m (10'11")
Bedroom 2 3.07m (10'1") x 2.77m (9'1")
Shower Room
Toilet 2.46m (8'1") x 1.17m (3'10")

Agent's Note:

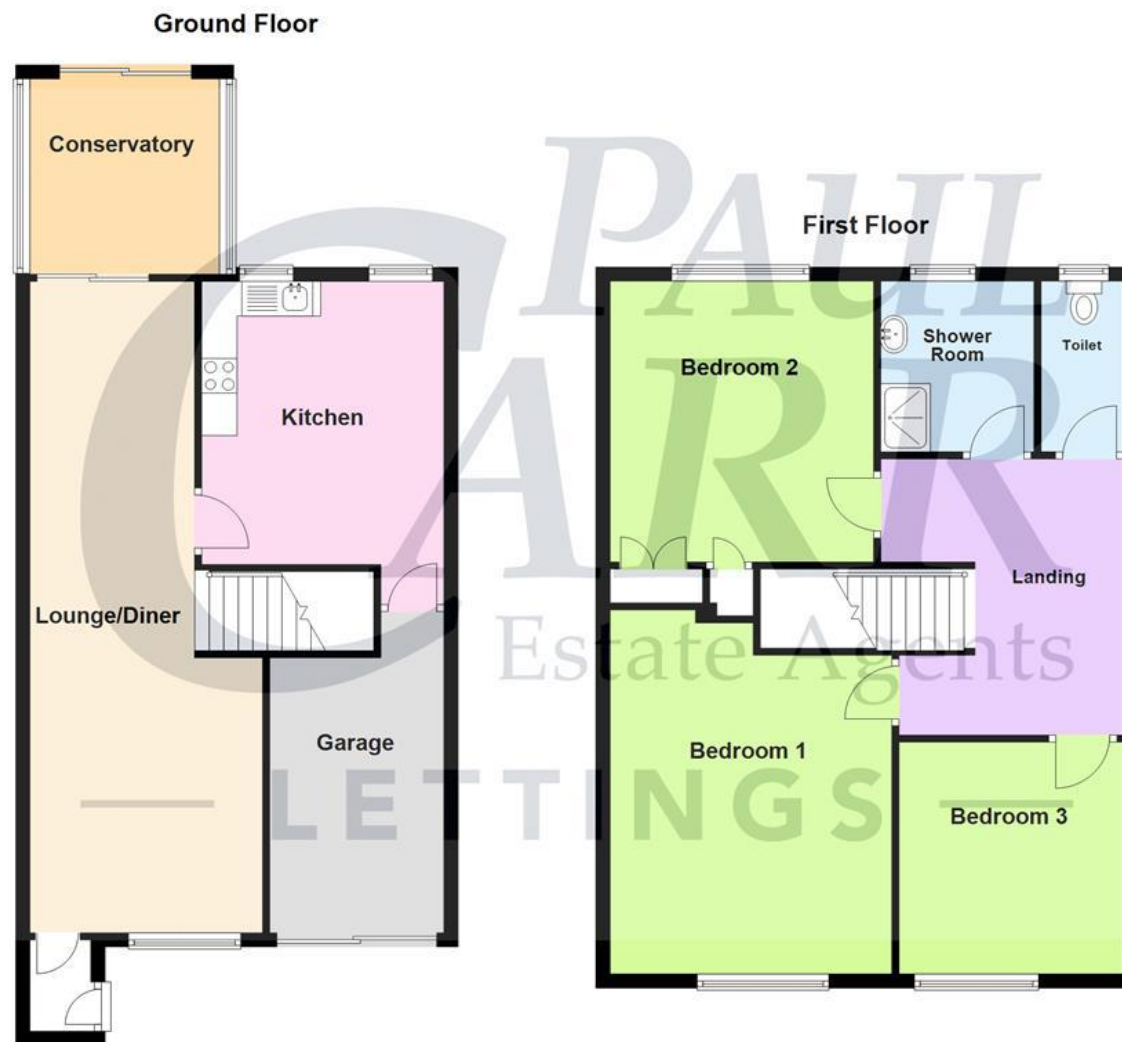
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 November 2025

Viewer's Note:

Services connected: ALL
Council tax band: C
Tenure:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

