



HUNTERS[®]

HERE TO GET *you* THERE

16 Moss Drive, Sutton Coldfield, B72 1JQ

£410,000

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Exceptionally well-maintained, refurbished and extended, this outstanding traditional semi occupies a lovely, convenient position, just off Maney Hill Road. Within easy reach of Sutton's amenities, enjoying stunning elevated views to front, the gas centrally heated and double glazed accommodation briefly comprises;

Spacious hall with guests cloaks/utility off, living room with wood burner, bi fold doors to rear and opening to kitchen having a range of refitted units, space for range, built in fridge/freezer and dishwasher. On the first floor, there are 3 double bedrooms and luxury bathroom with separate shower.

Outside, superb garden room with toilet to rear and hot & cold water - offering superb potential to work from home with a variety of usage. South-west facing, landscaped garden with separate gated access, garage store and wide block paved frontage providing ample off road parking.

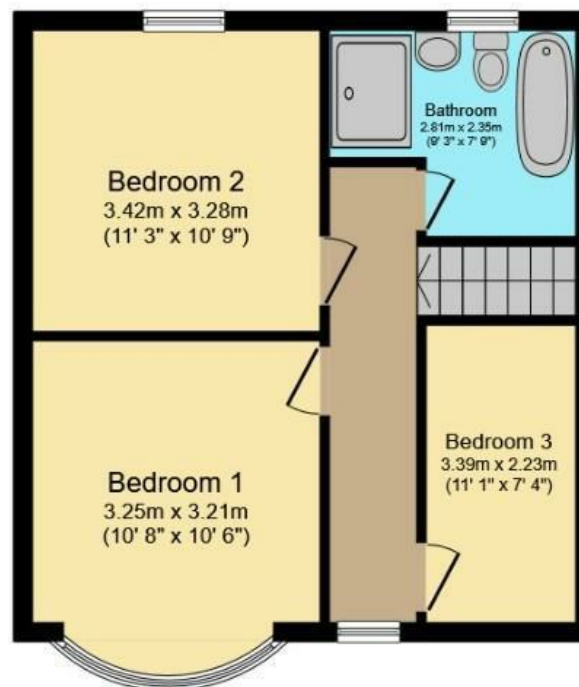
Note: Underfloor heating downstairs.

Hunters Sutton Coldfield 32a Beeches Walk, Sutton Coldfield, B73 6HN | 0121 355 0555

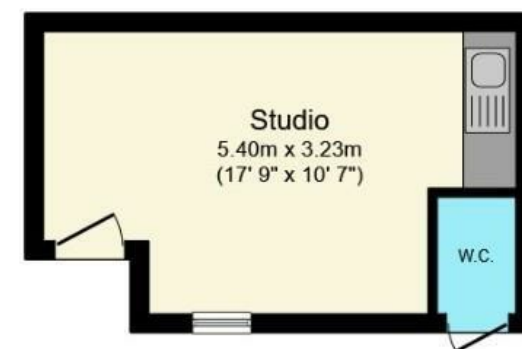
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Ground Floor



First Floor

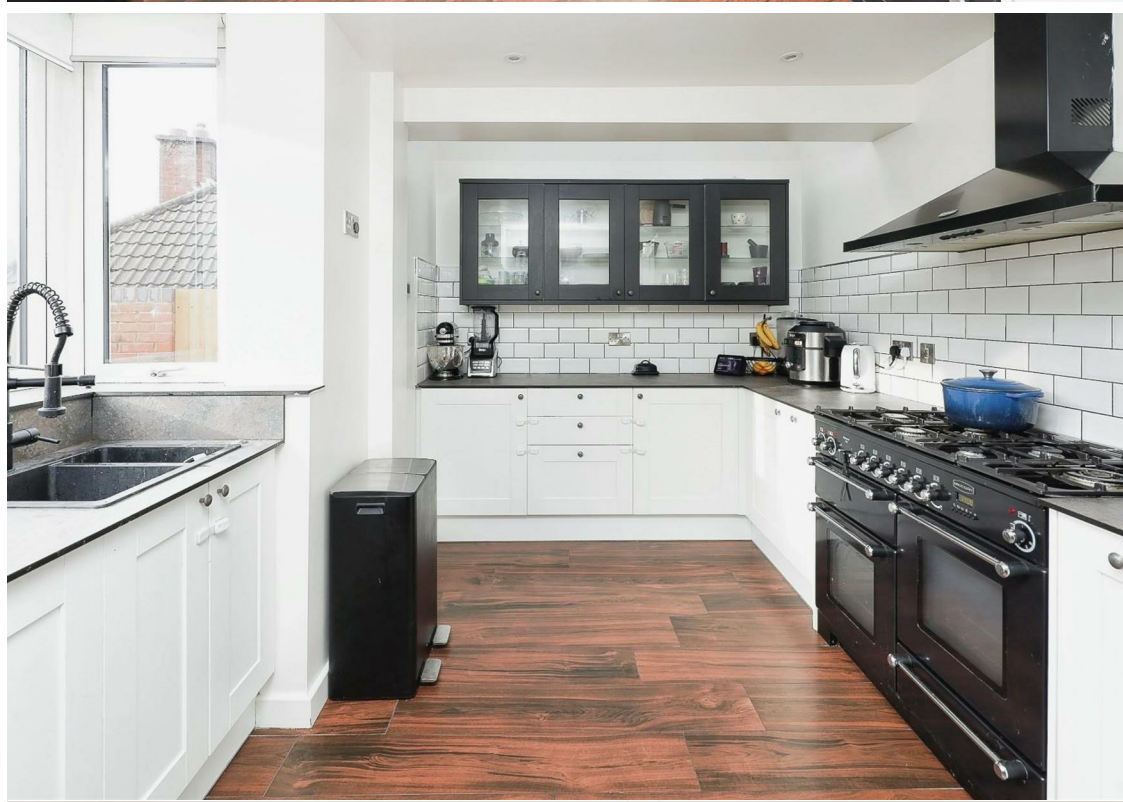


Outbuilding

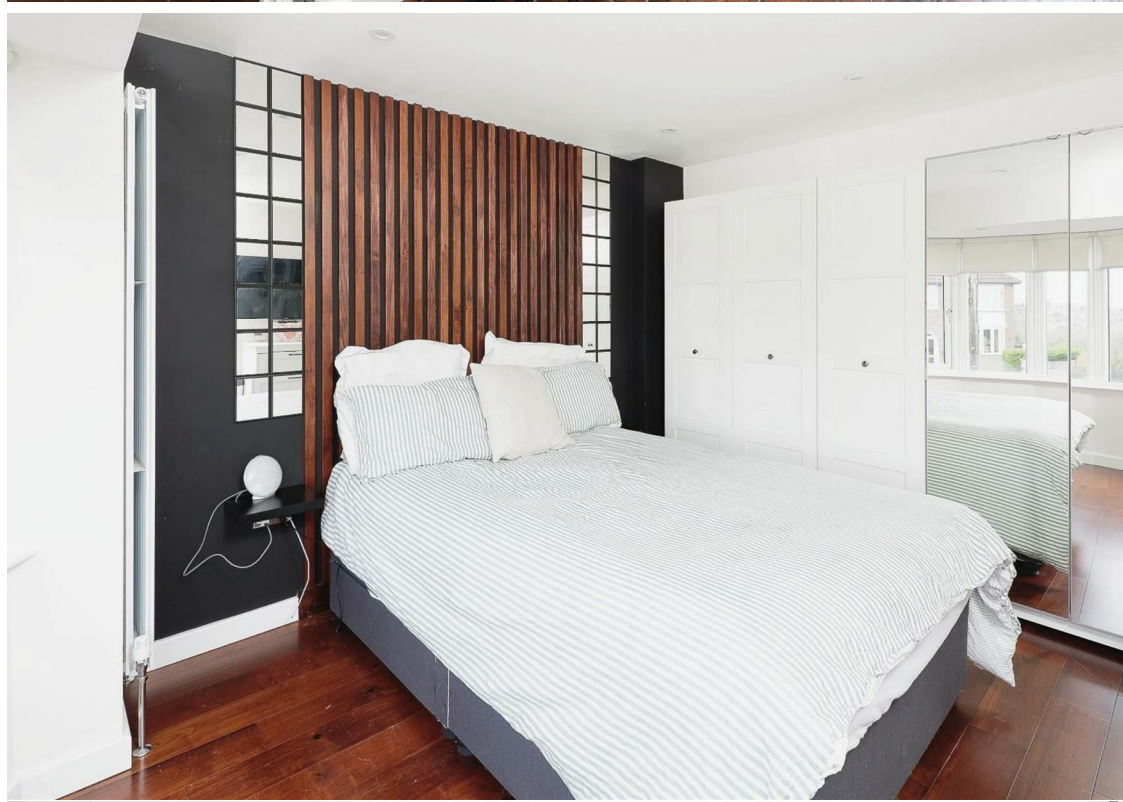
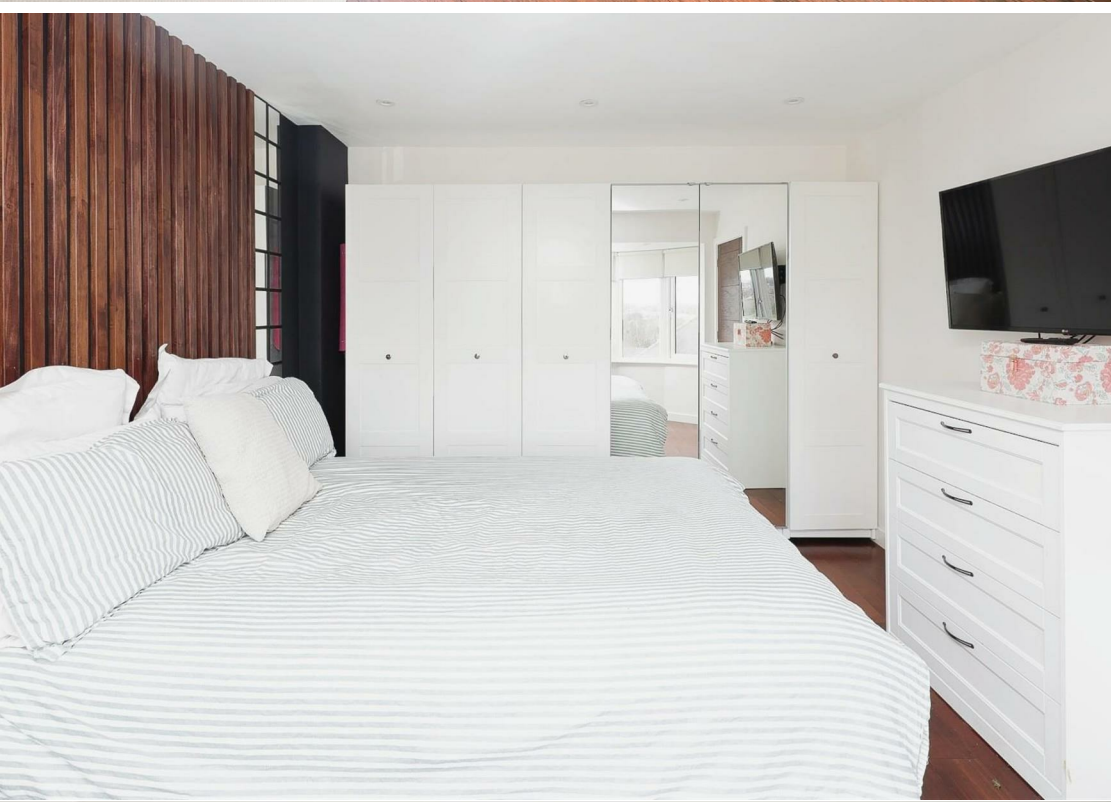
Total floor area 116.7 m² (1,256 sq.ft.) approx

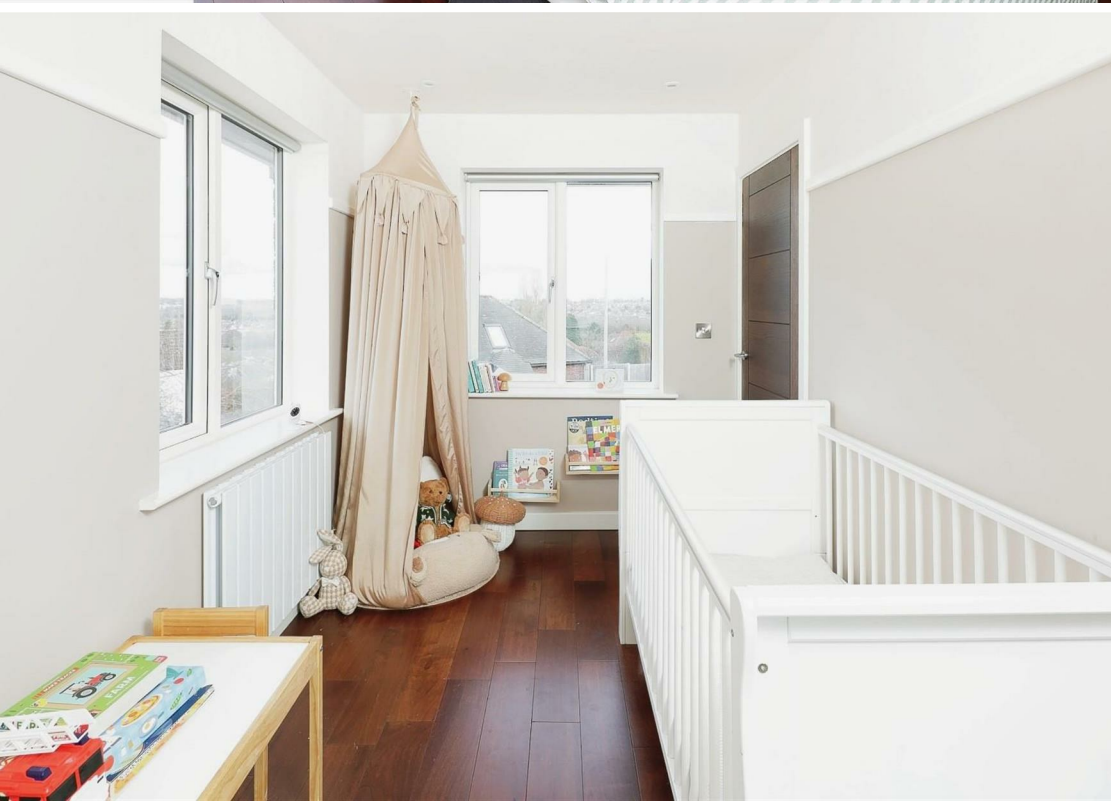
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 