

36 Moorfield Avenue, B93 9RA

Sale Price of £695,000

Love
Property Co.

36 Moorfield Road, Knowle, Solihull, B93 9RA

Tenure – Freehold
EPC Rating – C
Council Tax Band - E

Love Property Co are pleased to offer this stunning attention to detail and fully refurbished throughout to a very high standard extended 1468.6 sq. ft (136.4 sq. meters) B93 property that is situated within the esteemed Arden Academy catchment area.

This four-bedroom detached property presents an exceptional opportunity for those who want to live close to Knowle and Dorridge high streets, Dorridge train station and local amenities.

Upon entering the property, you are greeted by a lovely entrance hallway having Amtico flooring leading to a cosy carpeted lounge with electric fire and surround.
The beautiful be-spoke breakfast kitchen has integrated appliances and central island with sit ups and cupboards under and quartz worktops. Next to the kitchen is the dining room and downstairs wc.
The utility (was previously the garage) has plumbing for a washing machine and space for a tumble dryer with storage cupboards.

The first floor with its attractive panelling up the stairs boasts four bedrooms, master with en-suite and built in wardrobes with bedrooms two and three also having built in wardrobes and a beautiful family bathroom with a separate bath and shower.
The property benefits from a private mature and lawned garden and slabbed patio with a shed perfect for those who appreciate outdoor living and al fresco dining.

In conclusion, this stunning turn key four bedroom curb appealing detached property presents quality and style at its best and is just perfect for those who want to walk into a property with your bags, viewing is very highly recommended.







PROPERTY MEASUREMENTS:

LOUNGE
14' 10" X 11' 9" (4.51m x 3.57m)

KITCHEN
18' 5" X 15' 0" (5.62m x 4.58m)

UTILITY
9' 1" X 7' 7" (2.77m x 2.31m)

DINING ROOM
8' 6" X 11' 6" (2.59m x 3.51m)

WC
2' 9" X 7' 9" (0.83m x 2.36m)

BEDROOM ONE
10' 10" X 11' 3" (3.30m x 3.43m)

EN-SUITE
7' 0" X 6' 1" (2.13m x 1.85m)

BEDROOM TWO
11' 9" X 12' 0" (3.59m x 3.66m)

BEDROOM THREE
12' 1" X 9' 1" (3.68m x 2.77m)

BEDROOM FOUR
8' 7" X 8' 8" (2.62m x 2.64m)

BEDROOM FOUR
8' 7" X 8' 8" (2.62m x 2.64m)

FAMILY BATHROOM
15' 3" X 7' 5" (4.64m x 2.26m)

TOTAL SQUARE FOOTAGE
1468.6 sq. Feet (136.4 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

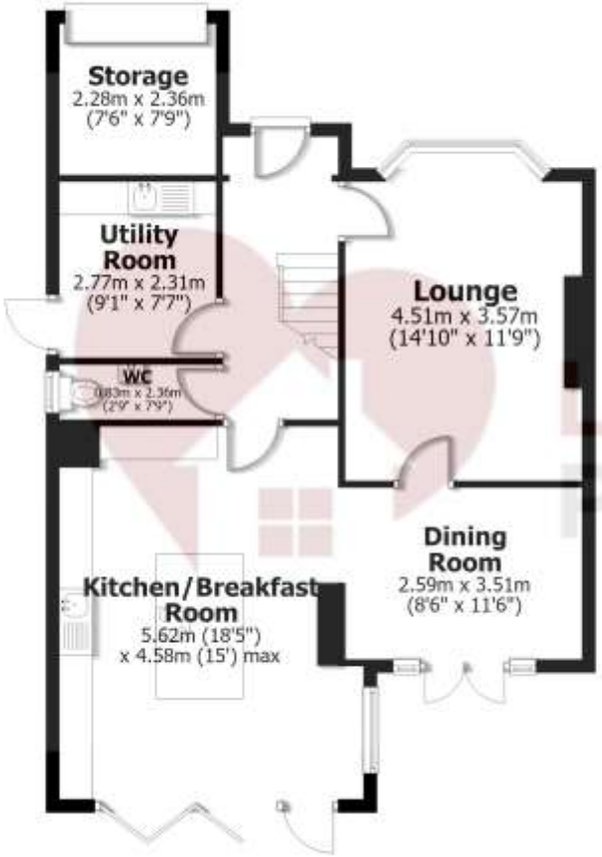






Ground Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 136.4 sq. metres (1468.6 sq. feet)







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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