



Moss Way, Streetly,
Sutton Coldfield, B74 2BT

Offers Over £275,000

Paul Carr Estate Agents are delighted to bring to market this spacious three-bedroom family home, ideally situated within a desirable cul-de-sac in Streetly. The property is conveniently located for popular local schools, local amenities and transport links. School catchment areas should be independently checked. Set back from the road behind a driveway, the property is approached via a useful front porch, which provides versatile additional space and benefits from a useful storage cupboard.

The porch leads into the entrance hallway, which offers, stairs rising to the first floor and access to the spacious dual-aspect lounge/diner. The lounge/diner features a window to the front, sliding patio doors opening onto the rear garden and a further door leading into the kitchen. The kitchen is fitted with a range of wall, drawer and base-level units with work surfaces over, incorporating a sink unit with drainer and taps. There is a window and door overlooking and leading to the rear garden, together with a further door providing access to the garage.

To the first floor are three well-proportioned bedrooms, along with a modern shower room and separate WC.

Outside, the rear garden features a paved patio area leading onto a lawn, with a variety of established plants and shrubs providing an attractive setting.

The garage benefits from an open out door, providing useful storage and access to guest WC with hand wash basin.

This well-proportioned family home offers versatile accommodation in a popular residential location and would be ideal for a range of buyers.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Porch 6' 2" x 10' 7"
(1.88m x 3.22m)

Hallway

Lounge Diner 21' 6" max x 10' 10" max
(6.55m x 3.30m)

Kitchen 8' 3" x 11' 9"
(2.51m x 3.58m)

First Floor Accommodation

Bedroom One 12' 2" max x 11' 2" max (3.71m x 3.40m)

Bedroom Two 11' 10" x 8' 8"
(3.60m x 2.64m)

Bedroom Three 9' 1" x 11' 0"
(2.77m x 3.35m)

Shower Room 5' 10" x 9' 0"
(1.78m x 2.74m)

WC 5' 5" x 2' 10"
(1.65m x 0.86m)

Outside

Garage 19' 3" x 8' 9"
(5.86m x 2.66m)





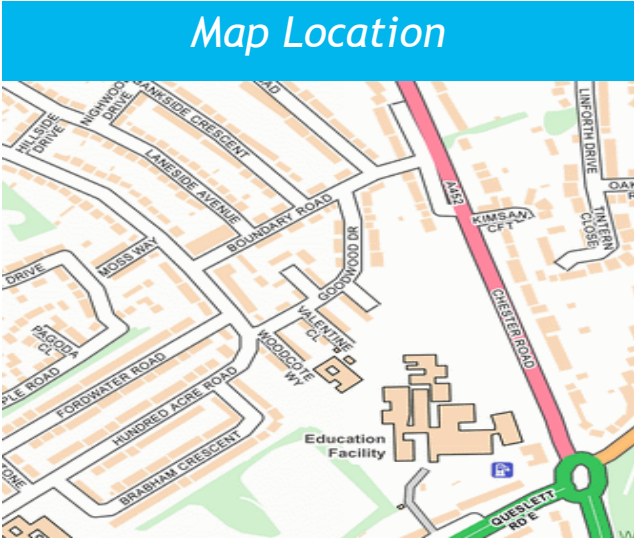
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57.00 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.