PAUL CARR Estate Agents Sales & Lettings

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Moorfield Drive, Boldmere
Sutton Coldfield, B73 5LG

Offers in the Region Of £175,000

Boldmere

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OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION.

This well presented two bed ground floor apartment occupies a most coveted and convenient location within close proximity of Boldmere high street and offers a range of amenities making it ideal for a first time buyer/s or indeed investor. With road and rail links within a short distance the property on offer is an excellent opportunity to acquire an affordable Sutton address.

The property on offer briefly comprises an entrance hallway with vestibule with entry then into a large and most impressively presented lounge and dining room having bright views to the fore. A fully fitted kitchen leads off the internal vestibule and offers range of fitted base and wall units again with views to the rear gardens.

An inner hallway then provides access into two double bedrooms both benefitting from fitted wardrobes and a fitted bathroom with full suite.

To the outside are landscaped maintained gardens and a garage in a separate block is included within the title.

Offering exceptional value for money within a Sutton address viewing is highly recommended, all appointments are conducted via Paul Carr Boldmere office for proceedable buyers only.







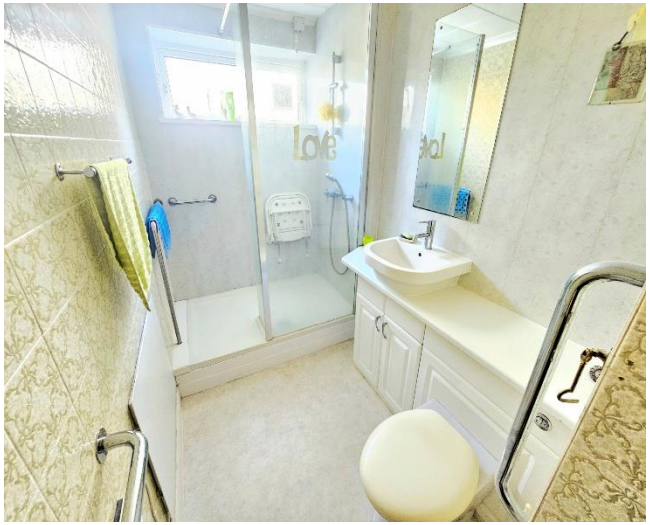














Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND
GROUND FLOOR TWO BEDROOM APARTMENT

Hall 2.67m (8'9") x 1.60m (5'3")

Lounge 5.38m (17'8") x 4.08m (13'5")

Kitchen 2.42m (7'11") x 2.38m (7'10")

Bedroom 1 4.12m (13'6") max x 3.20m (10'6")

Bedroom 2 4.06m (13'4") x 2.43m (8')

Shower Room

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: 1st May 2026

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 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.

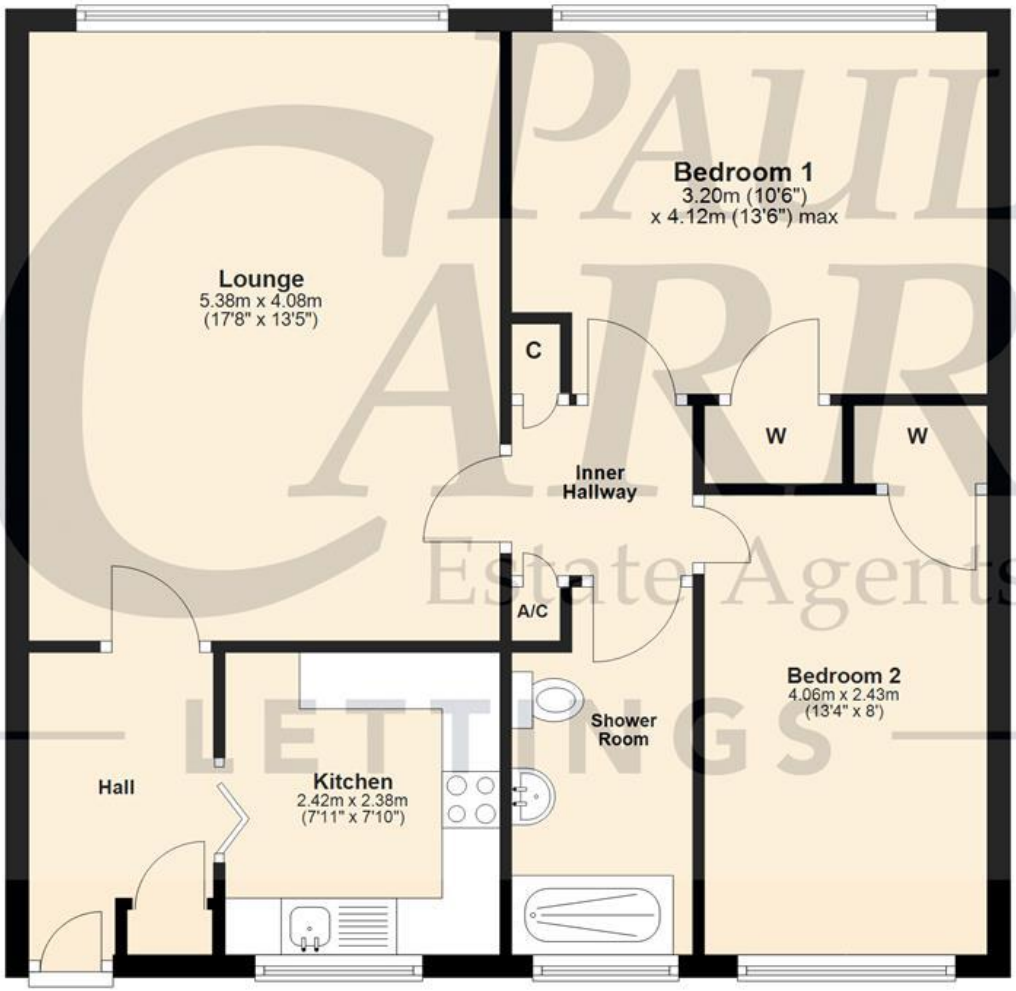
Viewer's Note:

Services connected: Electric, water & drainage
Council tax band: B
Tenure: Leasehold - 999 year lease from 25th December 1961
Ground Rent: £
Service Charge: £2160 per annum
Restrictions: N/A

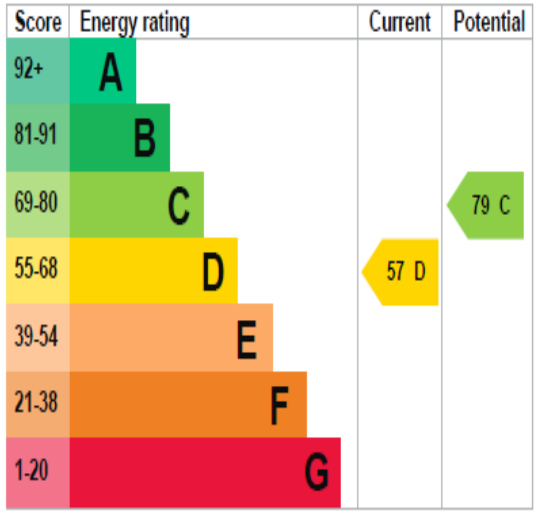
Floor Plan

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

Ground Floor



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman