

ACRES

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- Well Presented Semi detached family home
- Popular Sutton Coldfield location
- Close to schools, amenities and transport links
- Open plan lounge/dining room
- Modern fitted kitchen
- Utility room and ground floor WC
- Three good sized bedrooms
- Modern family bathroom
- Private rear garden with summerhouse/outbuilding
- Internal Viewing is Highly Recommended



MOSS DRIVE, SUTTON COLDFIELD, B72 1JQ - OFFERS AROUND £425,000

A well presented three bedroom semi detached home situated in a popular residential location within easy reach of Sutton Coldfield's excellent range of local amenities, well regarded schools and transport links. The property offers well proportioned and versatile accommodation arranged over two floors, with a particularly impressive open plan lounge/dining room, modern fitted kitchen, three bedrooms and a stylish family bathroom. The ground floor has been thoughtfully designed for both everyday family living and entertaining, with bi-folding doors opening directly onto the rear garden and the added benefit of underfloor heating to the Kitchen, Lounge, Hallway and Utility Room. Externally, the property is approached via a block paved driveway providing off road parking, with steps leading to the side access and further steps leading to the front entrance. To the rear is a private enclosed garden with paved seating area, lawn, side access and a substantial purpose built summerhouse/outbuilding, which offers excellent flexibility for use as a home office, studio, playroom or hobbies room. There is also a built in toilet within the outbuilding.

ENTRANCE HALL: Accessed via a composite front entrance door with obscure glazed panels to either side. Wood effect tiled flooring, underfloor heating, stairs rising to the first floor landing and further doors leading to;

LOUNGE/DINING ROOM: 24'11" x 10'1" max / 9'1" min (7.59m x 3.07m max / 2.77m min) A generous and versatile open plan reception room with PVC double glazed bay window to the front elevation and double glazed bi folding doors opening onto the rear garden. Wood effect tiled flooring throughout, recessed fireplace with log burner fire set upon a tiled hearth and framed by a wooden beam above. Built in low line fitted cupboards within the dining area, ample space for lounge and dining furniture and underfloor heating.

KITCHEN: 13'4" x 9'11" max / 7'4" min (4.06m x 3.02m max / 2.24m min) Fitted with a range of matching base and wall units and drawers, with composite sink inset into slate style work surfaces. Space for range cooker with extractor hood over, integrated fridge/freezer and integrated dishwasher. PVC double glazed bay window overlooking the rear garden. Wood effect tiled flooring and underfloor heating.

UTILITY ROOM / WC: 6'8" x 6'5" max / 4'2" min (2.03m x 1.96m max / 1.27m min) Obscure PVC double glazed window to the side elevation, low flushing WC, wall mounted hand wash basin, built in storage cupboard with space and plumbing for washing machine and tumble dryer, underfloor heating together with wood effect tiled flooring.

FIRST FLOOR LANDING: PVC double glazed window to the front elevation, radiator, loft access point and doors leading to all three bedrooms and the family bathroom.

BEDROOM ONE: 13'0" max x 10'10" min x 10'2" (3.96m max x 3.30m min x 3.10m) PVC double glazed bay window to the front elevation, radiator and ample space for bedroom furniture.

BEDROOM TWO: 11'5" x 10'2" (3.48m x 3.10m) PVC double glazed window overlooking the rear garden, radiator and space for bedroom furniture.

BEDROOM THREE: 11'4" x 6'8" (3.45m x 2.03m) PVC double glazed windows to the front and side elevations, radiator, built in wardrobe and space for bedroom furniture.

FAMILY BATHROOM: Obscure PVC double glazed window to the rear elevation. Fitted with a large walk in shower with tiled splashbacks, freestanding bath, low flushing WC and hand wash basin set into a vanity unit. Tiled flooring and radiator.

REAR GARDEN: A private and enclosed rear garden commencing with a paved patio area providing an excellent space for outdoor seating and entertaining. A brick wall separates the patio from the lawned garden, with a further paved path to the side leading towards the summerhouse/outbuilding. The garden is fenced to all boundaries and benefits from side access, including access towards the front and garage.

SUMMERHOUSE / OUTBUILDING: A substantial purpose built outbuilding offering excellent versatility and suitable for use as a summerhouse, home studio, office, playroom or hobbies room. PVC double glazed door opening onto the garden and PVC double glazed windows overlooking the garden. To the rear is a built in toilet area with its own entrance door.

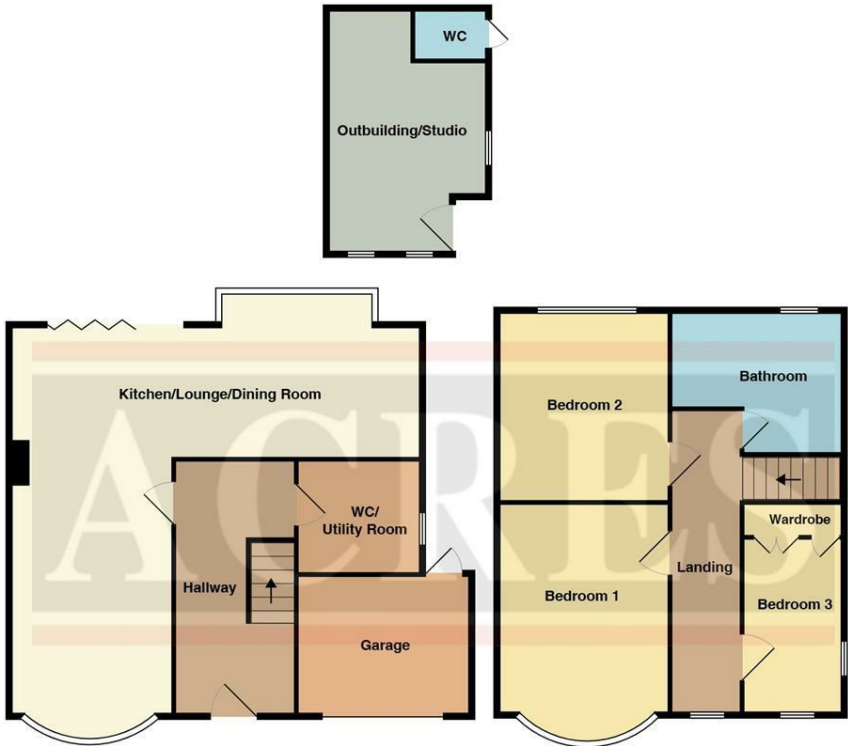
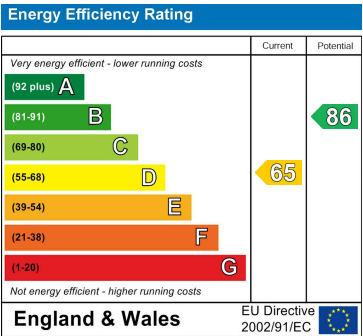
GARAGE: Accessed via double doors to the front and a PVC door to the rear. Providing excellent additional storage space. (Please check the suitability of this garage for your own vehicle)



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.