



Moorfield Drive,
Sutton Coldfield, B73 5LG

Offers in the Region Of £170,000

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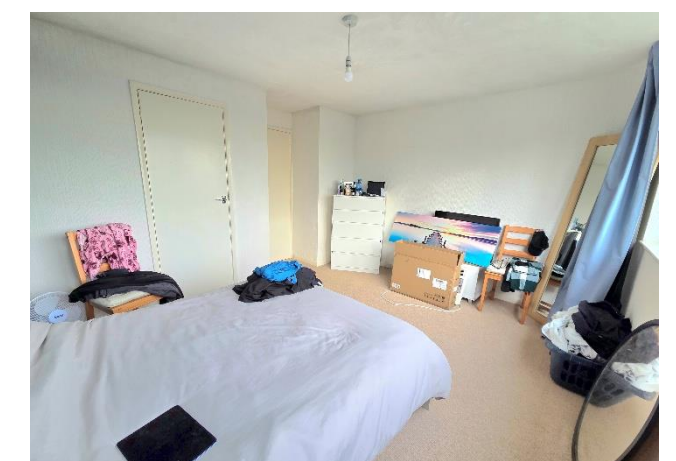
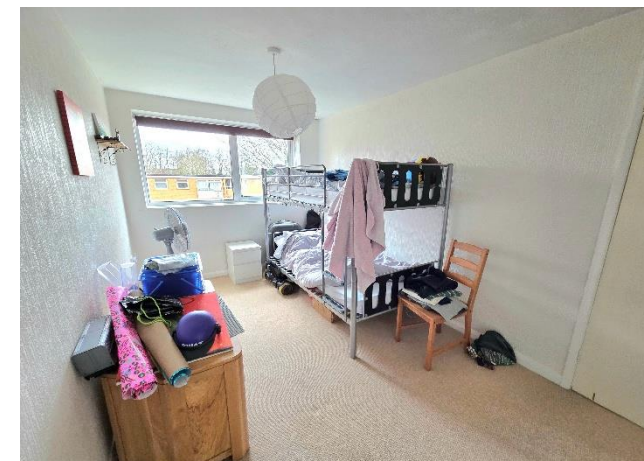
This well-presented two-bedroom second-floor apartment occupies a highly sought-after and convenient location, within close proximity to Boldmere High Street and its excellent range of amenities. With both road and rail links easily accessible, the property represents an ideal opportunity for first-time buyers and investors alike seeking an affordable Sutton address.

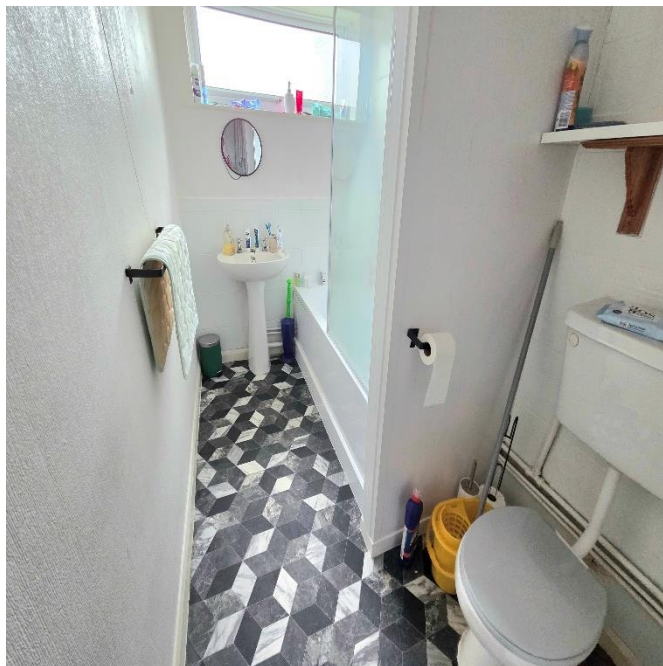
The accommodation briefly comprises a welcoming entrance hallway with vestibule, leading into a spacious and impressively presented lounge/dining room enjoying bright front-facing views. A fully fitted kitchen adjoins, offering a comprehensive range of base and wall units, again benefiting from pleasant views over the fore gardens. An inner hallway provides access to two generous double bedrooms, both featuring fitted wardrobes and enjoying front and rear aspects, along with a well-appointed fitted bathroom suite.

Externally, the property is set within well-maintained and landscaped communal gardens, and a garage located in a separate block is included within the title.

Offering excellent value for money within this desirable Sutton location, early viewing is highly recommended. All viewings are strictly by appointment through the Paul Carr Boldmere office.

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 £40 + VAT (£48 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.





WELL SITUATED AND PRESENTED SECOND FLOOR
APARTMENT WITH NO UPWARD CHAIN
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND
BEYOND
BEING WITHIN SHORT DISTANCE OF BOLDEMERE
AMENITIES INCLUDE SHOPS, STORES AND ENTERTAINMENT
VENUES
BRIGHT AND SPACIOUS LOUNGE DINER WITH VIEWS TO
THE FRONTAGE
FULLY FITTED KITCHEN

Entrance Hall 2.79m (9'2") x 1.56m (5'1")

Kitchen 2.57m (8'5") x 2.54m (8'4")

Lounge 5.36m (17'7") x 4.24m (13'11")

Bathroom 3.17m (10'5") x 1.56m (5'1")

Bedroom 1 4.07m (13'4") x 3.78m (12'5")

Bedroom 2 4.18m (13'9") x 2.41m (7'11")

Hall

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: 19th January 2026

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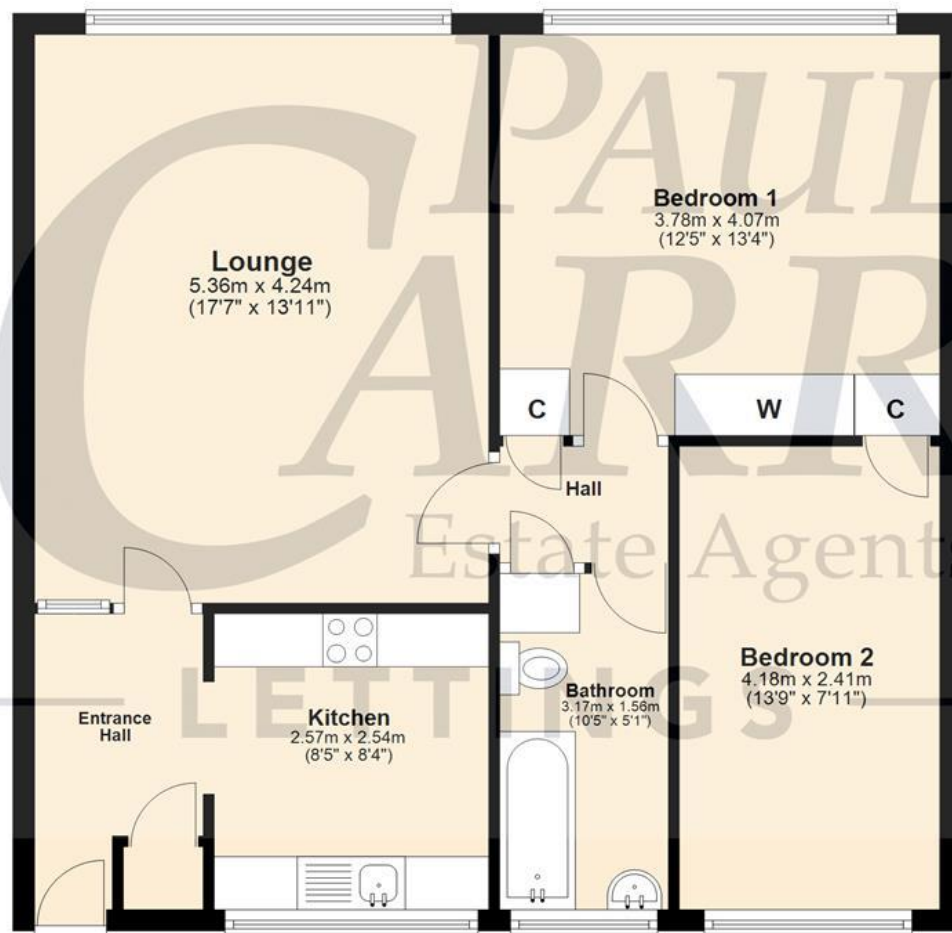
Viewer's Note:

Services connected: Elec., water, drainage
Council tax band: B
Tenure: Leasehold lease from 25th December 1961
Ground Rent: £0
Service Charge: £1380
Restrictions: N/A

Floor Plan

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

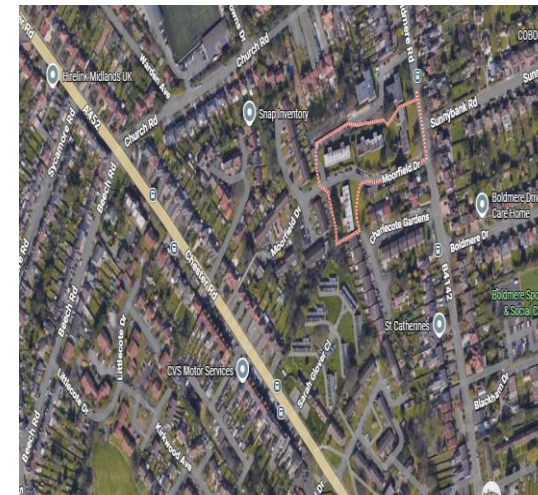
Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Map Location



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