



**Connells**

Moorfield Drive  
Sutton Coldfield



## Property Description

A well presented three double bedroom mid terraced house located in a quiet cul-de-sac location and in a good school catchment area for primary and senior schools. Close to the amenities of Boldmere High Street THE PROPERTY IS OFFERED WITH NO CHAIN. The property benefits from having an integral single garage and having driveway to the front. The internal accommodation comprises an entrance porch, an excellent sized dual aspect lounge through dining room, a modern refitted L shaped kitchen. On the first floor landing there are three good sized bedrooms and a refitted family bathroom. The property benefits from having central heating and double glazing.

## Entrance Porch

Having double glazed door to the front giving access to the porch area. Porch area provides excellent storage, has light facility and has internal door giving access into the family lounge/diner.

## Family Lounge/Diner

26' 3" plus the door recess x 11' ( 8.00m plus the door recess x 3.35m )

Having double glazed window to the front and to the rear, double glazed French door gives access into the rear garden, feature fireplace with electric fire facility, coving to ceiling, telephone point, TV aerial point, stairs to the first floor landing, two radiators and door gives access into the fitted kitchen.

## Fitted Kitchen

17' 1" maximum x 10' 2" ( 5.21m maximum x 3.10m )

Being a modern refitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, one and a half bowl stainless steel sink unit with mixer tap over, cupboards under and splash back tiling, built-in display cabinets, built-in cooker hood and extractor fan, space for a fridge, space and plumbing for a washing machine, door to storage cupboard and double glazed door gives access into the rear garden, tiled flooring and pedestrian door gives access into the garage.

## First Floor Landing

Having two radiators to wall, loft access with a drop down ladder. The seller advises the loft is part boarded providing excellent storage space, doors off to the three bedrooms and the family bathroom.

## Bedroom 1

13' 2" x 11' 1" ( 4.01m x 3.38m )

Having double glazed window to the front, radiator to wall, TV aerial point, built-in double wardrobe with cupboard over and built-in single wardrobe.

## Bedroom 2

9' 9" x 9' 1" ( 2.97m x 2.77m )

Having double glazed window to the rear, radiator to wall, built-in double wardrobe and door to airing cupboard housing the wall mounted central heating boiler and built-in

storage.

### Bedroom 3

10' x 7' 2" ( 3.05m x 2.18m )

Having double glazed window to the front and radiator to wall.

### Family Bathroom

Comprising a panelled P shaped bath with rainfall and hand-held shower over, low level flush WC, vanity wash hand basin with cupboard under, wall mounted heated towel rail radiator, part tilings and two frosted double glazed windows to the rear.

### Outside

#### Front

Having driveway providing off-road parking, garden laid to lawn and access to the garage.

#### Garage

13' 8" x 7' 8" ( 4.17m x 2.34m )

Being an integral garage and having an automatic up and over door, having gas meter to wall, power and lighting and internal pedestrian door gives access into the kitchen.

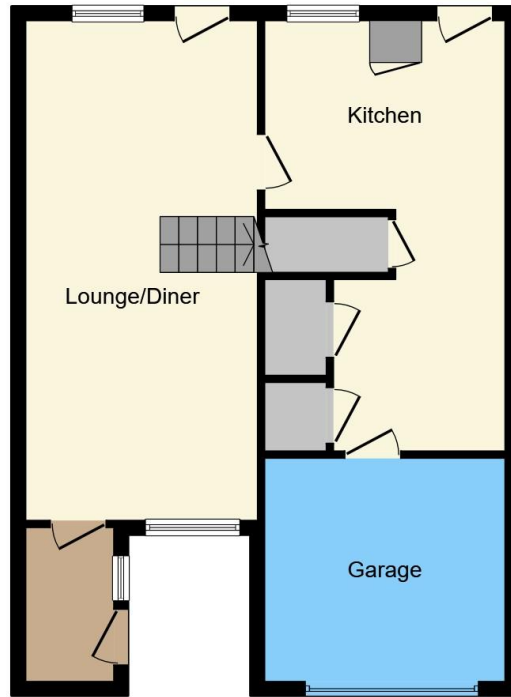
#### Rear Garden

Being a low maintenance rear garden with fencing to the rear, garden laid to lawn and patio area.

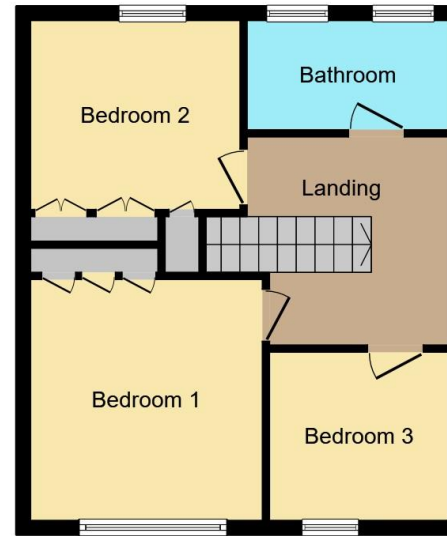








**Ground Floor**



**First Floor**

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**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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Property Ref: SCO311011 - 0006