

ACRES

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- Well Presented Semi Detached Family Home
- Situated in a Popular and Sought After Residential Location
- Stunning Elevated Views Across Sutton Coldfield and Beyond
- Spacious Through Lounge/Dining Room
- Fitted Kitchen with Integrated Appliances
- Separate Utility Room and Guest W.C.
- Three Well Proportioned Bedrooms
- Spacious Family Bathroom
- Private Rear Garden with Beautiful Views
- Internal Viewing is Recommended



MOSS DRIVE, , B72 1JQ - OFFERS AROUND £400,000

Situated in a popular and well established residential location, this attractive three bedroom semi detached family home enjoys an enviable position with beautiful elevated views across Sutton Coldfield and beyond. Ideally placed for family living, the property benefits from convenient access to a range of local amenities, including shops, supermarkets and everyday facilities, together with nearby schools catering for a variety of age groups. Excellent transport links are also readily accessible, providing convenient connections to Sutton Coldfield town centre, Birmingham and surrounding areas, making this an ideal location for families, professionals and commuters alike. Combining a desirable residential setting with excellent accessibility and picturesque surroundings, the property offers an appealing opportunity for purchasers seeking a comfortable family home in a sought-after location. Internally, the property offers well proportioned and versatile accommodation throughout, with excellent potential for buyers to personalise and make their own. Upon entering, a welcoming reception hallway leads through to a spacious through lounge and dining room. The fitted kitchen enjoys delightful views across Sutton Coldfield and benefits from a range of integrated appliances, whilst a separate utility room, guest W.C. and internal access to the garage provide further practicality. To the first floor are three bedrooms, together with a generously sized family bathroom. Externally, the property offers a driveway providing off road parking, an integral garage and a particularly appealing rear garden, thoughtfully arranged over different levels with patio seating areas, a lawn and established boundaries providing a good degree of privacy. The elevated position allows for stunning far reaching views across Sutton Coldfield and beyond, making the garden a wonderful setting for outdoor dining, entertaining or simply enjoying the surroundings. The property is approached via a tarmac driveway providing off road parking, with a lawned fore garden and established bushes to one side. The driveway leads to:

ENTRANCE PORCH: Accessed via obscure PVC double glazed, arch style French doors to the front, with tiled flooring.

RECEPTION HALL: Having a part obscure PVC double glazed entrance door with obscure double glazed side panels, radiator, laminate wood effect flooring, useful storage cupboard, stairs rising to the first floor landing and further doors leading to:

LOUNGE/DINING ROOM: 25'03" x 10'05" max (8'10" min) A spacious through lounge/dining room having a PVC double glazed bay window to the front and aluminium double glazed patio doors opening onto the rear garden. There are two radiators, a feature gas coal effect fire set upon a marble hearth with matching inset and surround, together with ample space for both lounge and dining room furniture.

KITCHEN: 10'10" max x 8'00" min x 9'01" Having a PVC double glazed box bay window to the rear enjoying attractive views across Sutton Coldfield and beyond. The kitchen is fitted with a composite sink and drainer set into roll top work surfaces, with a range of matching base and wall mounted units and drawers. Integrated appliances include an oven, microwave, four-ring gas hob with extractor hood above, under counter refrigerator and dishwasher. Further benefits include laminate flooring and a radiator.

UTILITY ROOM: 8'08" x 7'10" Having a part obscure PVC double glazed door and window to the rear, additional PVC door to the front and internal access to the garage. Fitted with a stainless steel sink and drainer set into roll top work surfaces, with matching base and wall mounted storage units. There is space for a washing machine, tumble dryer and fridge/freezer, together with a door leading to:

GUEST W.C: Having an obscure PVC double glazed window to the rear and low flushing W.C.

FIRST FLOOR LANDING: Having an obscure PVC double glazed window to the side, loft access point and doors leading to:

BEDROOM ONE: 13'00" max x 10'06" min x 8'05" Having a PVC double glazed bay window to the front, radiator, built in triple wardrobes and space for additional bedroom furniture.

BEDROOM TWO: 11'07" x 10'05" max (8'08" min) Having a PVC double glazed window to the rear, radiator, fitted triple wardrobes with integrated desk area and further space for bedroom furniture.

BEDROOM THREE: 9'05" x 6'08" Having a PVC double glazed window to the front, radiator and space for bedroom furniture.

FAMILY BATHROOM: 9'00" x 8'01" Having an obscure PVC double glazed window to the rear and fitted with a suite comprising an enclosed corner shower cubicle, corner panelled bath, low flushing W.C. and hand wash basin set within a vanity storage unit. Further features include a radiator, tiled flooring, tiled surrounds and a door providing access to the airing cupboard.

GARAGE: Having an up and over garage door to the front and internal access via the utility room. The garage provides useful storage space and offers potential for conversion into additional accommodation, subject to obtaining any necessary planning permissions and building regulations approval. (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: A particularly attractive feature of this property is the generously proportioned rear garden, which enjoys a private setting and beautiful elevated views across Sutton Coldfield and beyond. Immediately to the rear of the property is a paved patio area, ideal for outdoor seating, dining and entertaining. A gently sloping paved pathway leads through the garden towards a further lawned area, with raised flower beds and an additional elevated patio area, providing an excellent vantage point from which to appreciate the surrounding views. The garden also benefits from two timber storage sheds and established conifer hedging to the sides and rear, creating a good degree of privacy and a pleasant outdoor environment.

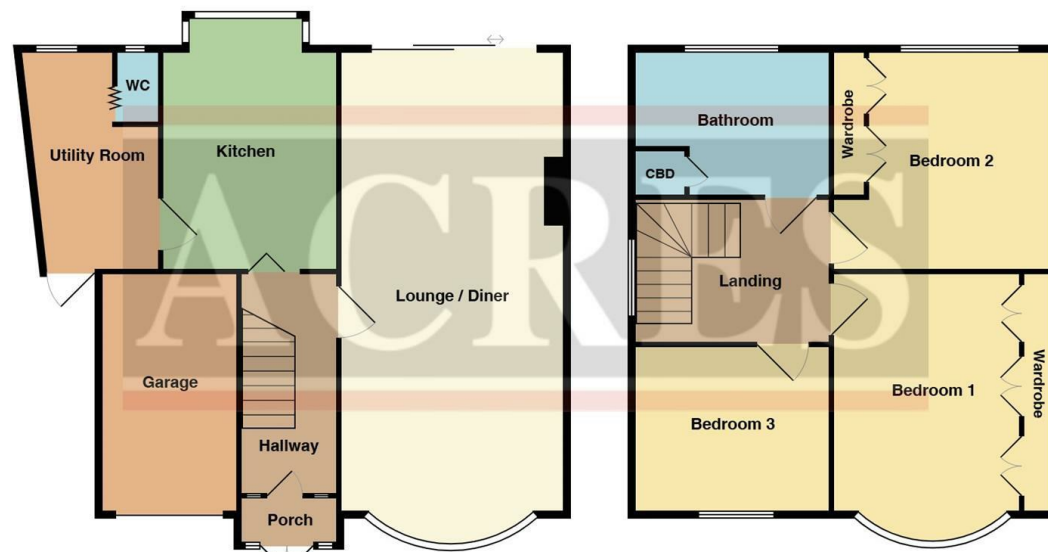


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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.