

ACRES

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www.acres.co.uk

- Sought after location
- Quiet private cul-de-sac
- Spacious through lounge/dining room
- Well appointed kitchen
- Three well proportioned bedrooms
- Contemporary family bathroom, & Separate WC
- Large private rear garden
- Internal Viewing is Highly recommended



MOSS DRIVE, SUTTON COLDFIELD, B72 1JQ - OFFERS AROUND £395,000

Situated on the sought after Moss Drive, just off Maney Hill Road, this delightful property occupies a peaceful position within a private cul de sac, offering a quiet and family friendly setting. The location is ideally placed for a range of well regarded local schools, making it a superb choice for families, while a variety of shops, everyday amenities, and convenient transport links are all within easy reach. The nearby Sutton Park provides an abundance of green space for leisure and outdoor activities, further enhancing the appeal of this well connected yet tranquil residential location. The property itself is a well presented and spacious home, offering generous accommodation throughout. Internally, it benefits from a welcoming entrance hall, a substantial through lounge/dining room with feature fireplace and French doors opening onto the rear garden, and a well appointed kitchen with a range of integrated appliances leading to a useful lean to/utility space. To the first floor are three well proportioned bedrooms and a contemporary family bathroom, complemented by a separate WC. Externally, the home boasts ample off road parking, a garage, and a large, private rear garden with patio, lawn, and established planting, ideal for both relaxing and entertaining. Accessed via a tarmac driveway providing off road parking for multiple vehicles, complemented by a brick border display and a corner planted feature to the front, leading to a canopy porch.

HALLWAY: Entered via a composite front entrance door with two obscure double glazed panels and matching obscure glazed windows to either side, the welcoming hallway features a column radiator, stairs rising to the first floor landing, and wood effect flooring.

LOUNGE/DINING ROOM: 25'11" x 10'08" A spacious through lounge/diner with a PVC double glazed bay window to the front and PVC double glazed French doors to the rear, flanked by matching windows allowing for plenty of natural light. The room benefits from wood effect flooring, two radiators, and an open fireplace with a marble hearth and stone surround, creating a focal point to the space.

KITCHEN: 10'06" x 8'05" (min) / 9'04" Fitted with a range of matching base and wall units with roll top work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a dishwasher, double oven, four ring gas hob with extractor hood over, fridge, and microwave. There is tiled flooring, a radiator, a PVC double glazed box bay window to the rear, and a composite door with obscure glazed panels leading through to the lean to.

LEAN TO / UTILITY: 8'07" x 3'04" A useful additional space with single glazed windows to the rear and side, along with a part glazed door to the side, ideal for use as a utility/storage area.

LANDING: With a PVC double glazed obscure window to the side, loft access point, and doors leading off to all bedrooms and bathroom.

BEDROOM ONE: 13'04" (max) 10'11" (min) x 9'00" Featuring a PVC double glazed bay window to the front, radiator with decorative cover, and double fitted wardrobes.

BEDROOM TWOL: 12'00" x 11'00" A well proportioned double room with a PVC double glazed window to the rear, radiator, and ample space for bedroom furniture.

BEDROOM THREE: 10'01" x 6'11" With a PVC double glazed window to the front, radiator, and built in storage into the eaves.

BATHROOM: Fitted with a contemporary suite comprising a panelled bath with shower attachment, a separate enclosed walk in shower, and a hand wash basin set within a vanity unit. Complemented by a half tiled surround, tiled flooring, and a PVC double glazed obscure window to the rear.

SEPARATE WC: With a PVC double glazed window to the rear, low flushing WC, hand wash basin, tiled surround, and tiled flooring.

GARAGE: With double opening doors to the front, providing additional storage space and room for white goods, along with a PVC double glazed obscure window to the side. (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: A generously sized rear garden featuring a paved patio area with planted borders, leading to a raised slate chipped seating area with surrounding planting. The main garden is laid to lawn with an array of bushes, trees, and plants to the sides and rear, while a raised bank at the rear provides a high degree of privacy.



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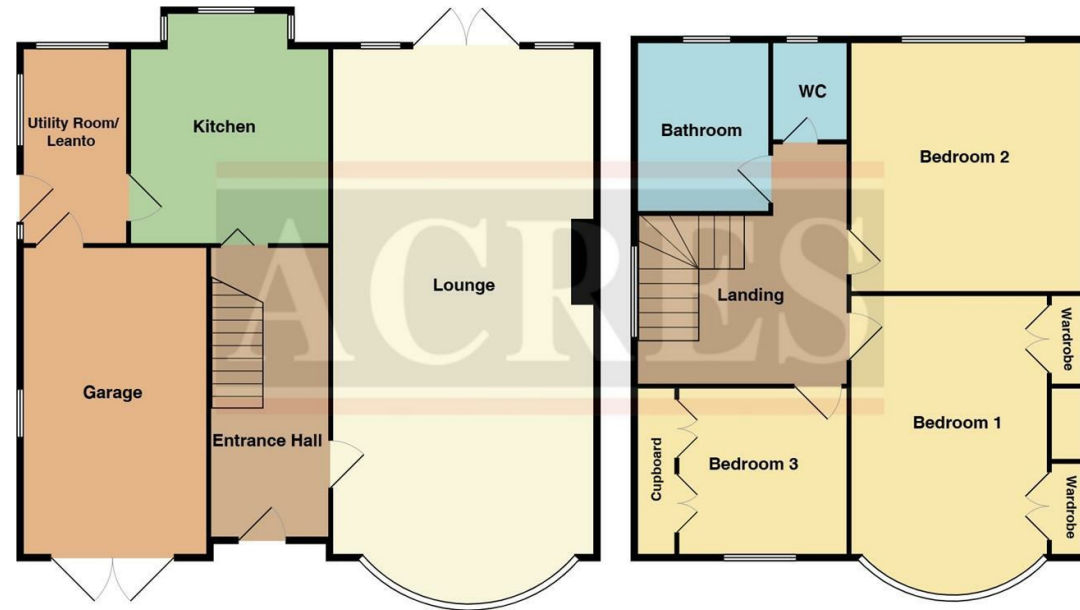


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		82
(69-80) C		
(55-68) D	68	
(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.