



Moorfield Drive,
Sutton Coldfield, B73 5LQ

Offers in the Region Of £315,000

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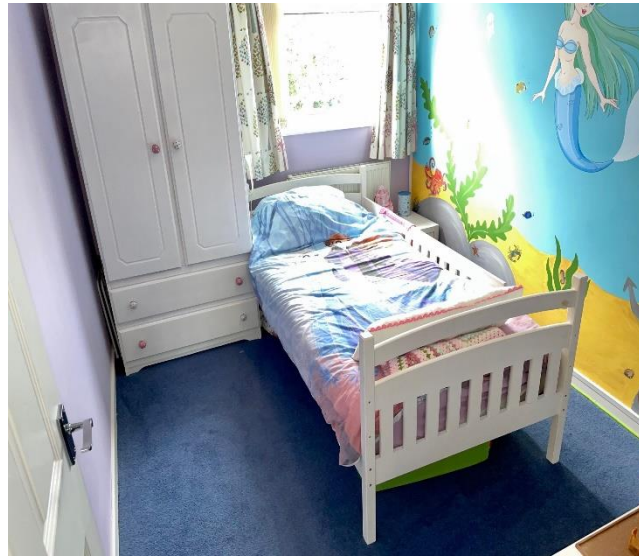
This well presented superbly located modern style terraced property occupies an enviable and coveted location ideally positioned within close proximity of Boldmere high street and it's wealth of amenities including desirable schools, shops, restaurants and public transport links.

Offering an enclosed porch, through lounge dining room, fitted kitchen, three well proportioned bedrooms and a refitted bathroom and wc the property warrants an early inspection to be fully appreciated.

Outside the home sits behind a driveway and fore garden having the benefit of a garage and attractive rear garden.

- WELL PRESENTED SUPERBLY LOCATED MODERN TERRACE
- THREE WELL PROPORTIONED BEDROOMS
- GENEROUS AND AIRY THROUGH LOUNGE DINING ROOM
- GOOD SIZED KITCHEN WITH GARAGE ACCESS
- QUIET AND CONVENIENT CUL-DE-SAC LOCATION
- ATTRACTIVE AND PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO NEARBY BOLDMERE HIGH STREET
- EXCELLENT PUBLIC TRANSPORT SERVICES
- BLOCK PAVED DRIVE AND GARAGE





Property Specification

WELL PRESENTED SUPERBLY LOCATED MODERN TERRACE

The property briefly comprises:

Porch

Lounge 4.97m (16'4") x 2.00m (6'7")

Dining Area 2.74m (9') x 2.54m (8'4")

Kitchen 5.03m (16'6") x 3.10m (10'2")

Bedroom 4.00m (13'1") x 3.35m (11')

Bedroom 3.02m (9'11") x 2.29m (7'6")

Bedroom 2.94m (9'8") x 2.70m (8'10")

Bathroom 2.69m (8'10") x 1.83m (6'0")

Garage

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: 12th April 2022

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

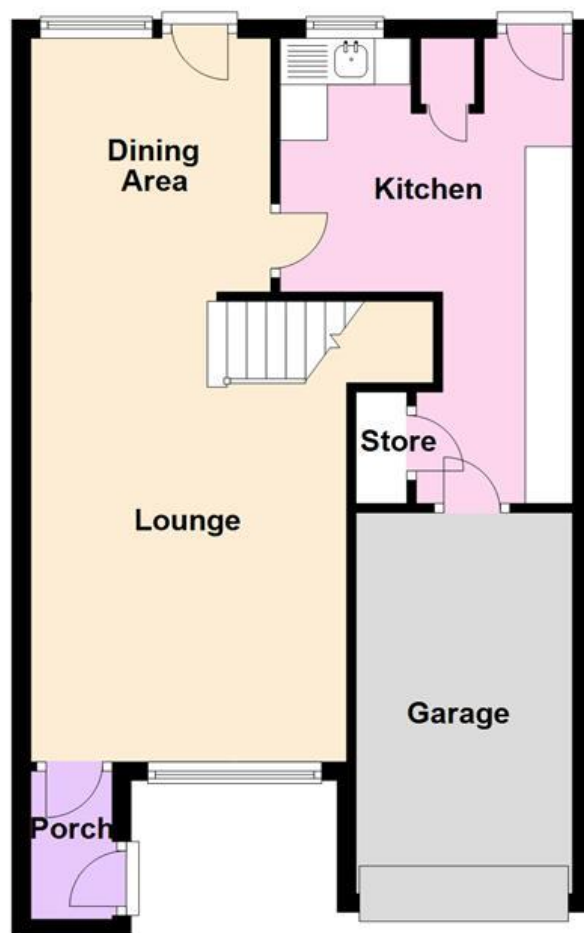
Council tax band: C

Tenure: Freehold

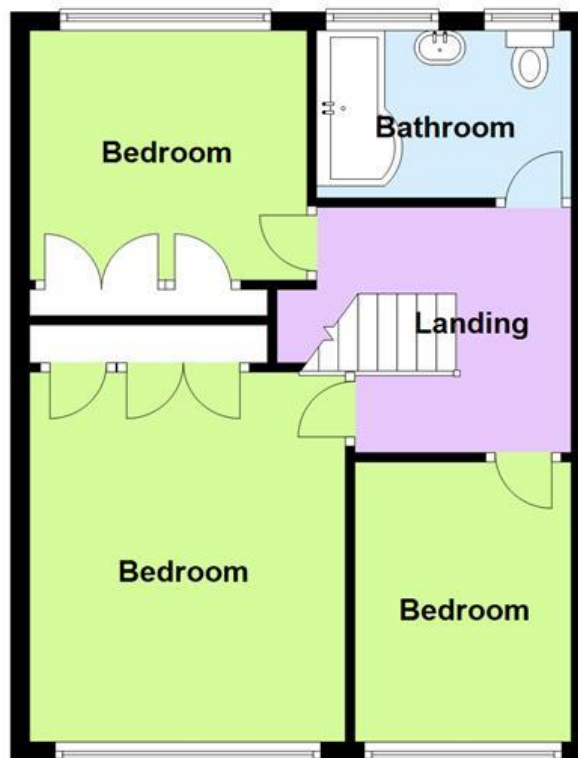
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

