

FOR SALE



Moss Drive, Sutton Coldfield

3 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £400,000


MARTIN&CO



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3 Bedrooms, 2 Bathroom

Offers In Excess Of £400,000

- Extended Semi-Detached
- Three Bedrooms
- Lounge/Diner
- Office/Guest Room
- Ground Floor Shower Room

Martin & Co are delighted to bring to market this extended, traditional three-bedroom semi-detached property situated in a highly sought after cul-de-sac location. Being ideally placed for excellent road and rail links for those looking to commute, as well as superb shopping and leisure facilities within Sutton Coldfield Town Centre. Local schooling includes Sutton Coldfield Grammar School for Girls, Maney Hill Primary School, Holland House Infant School and Nursery and Town Junior School (catchments should be checked). The accommodation comprises porch, hallway, generous lounge/diner, fitted dining kitchen, ground floor office/guest room, ground floor shower room, three good sized bedrooms and a family bathroom. Further benefits include central heating (where specified), double glazing, driveway affording multi-vehicle off road parking and mature rear garden. The property is available immediately and with no upward chain.

PORCH With frosted double glazed door to;

HALLWAY With central heating radiator, stairs rising to the first floor, under-stairs cupboard, doors off to kitchen and lounge and walkthrough to;

LOBBY With built-in cupboard and doors off to;

OFFICE/GUEST ROOM 9' 4" x 6' 11" (2.84m x 2.11m) With central heating radiator, laminate flooring and frosted double glazed window to the side.

SHOWER ROOM Having a suite comprising shower cubicle with electric shower, integrated low flush w.c, wash hand basin, tiled walls, built-in cupboard and frosted double glazed window to the front.

LOUNGE/DINER 23' 5" exc bay x 10' 10" max (7.14m x 3.3m) With two central heating radiators, double glazed bay window to the front, integrated gas fire and double glazed french doors to the rear.

DINING KITCHEN 21' 3" max x 9' 3" max (6.48m x 2.82m) Being fitted with a range of eye and base level units with work surface over incorporating one and a half





bowl single drainer sink unit, hob with extractor over, double oven, dishwasher, central heating radiator, double glazed windows to the side and rear and part double glazed door to the side.

LANDING With double glazed window and doors off to;

BEDROOM ONE 13' 7" max into bay x 10' 10" max (4.14m x 3.3m) With central heating radiator and double glazed bay window to the front.

BEDROOM TWO 12' 10" x 10' 10" (3.91m x 3.3m) With central heating radiator and double glazed window to the rear.

BEDROOM THREE 9' 10" x 7' (3m x 2.13m) With central heating radiator, storage into eaves and double glazed window to the front.

FAMILY BATHROOM Having a fitted suite comprising P-shaped bath with shower over, his and hers wash hand basins, integrated low flush w.c, heated towel rail, built-in cupboard and frosted double glazed window to the rear.

OUTSIDE Front

Having a gravelled frontage flanked by driveway affording multi-vehicle off road parking.

Rear

Having a paved patio area with steps up to a further paved area with further steps leading to a lawned garden beyond with shrub borders.

COUNCIL TAX BAND - D

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		



Ground Floor



First Floor



This plan is for illustrative purposes only and may not be to scale.
Plan produced using PlanUp.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in whole or in part. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

