

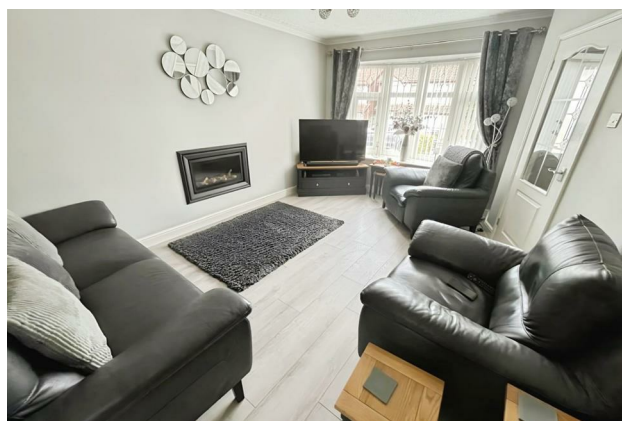
# HUNTERS®

HERE TO GET *you* THERE

**10 Moat Croft, Sutton Coldfield, B76 1GD**

**£330,000**

**Property Images**





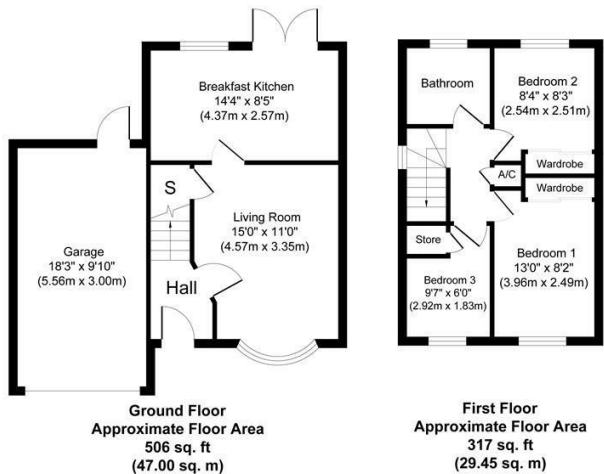
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## Property Images

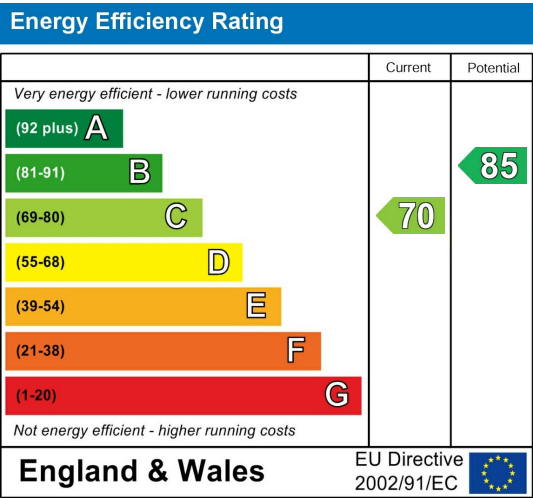


Floorplan

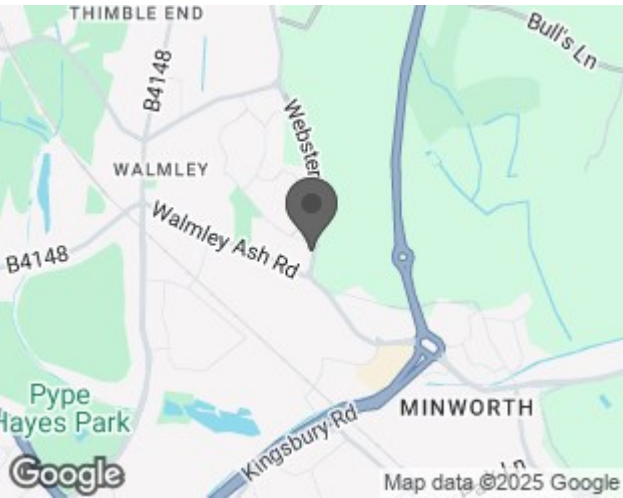


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC



Map



## Summary

Conveniently situated in this sought after cul de sac, just off Calder Drive and enjoying a private rear aspect, this immaculately presented and considerably improved freehold link-detached family home is well placed for Sutton and Walmley's amenities, public transport services, A38 and local schools. The gas centrally heated and double glazed accommodation briefly comprises;

Reception hall, living room with feature fireplace, kitchen/breakfast with oven and hob, 3 bedrooms, family bathroom with white suite and shower over bath, landscaped rear garden with artificial turf for ease of maintenance, double width block paved driveway and side single garage.

Early viewing is essential.

## Features

- Impressive link-detached • 3 bedrooms • Immaculate throughout • Fitted kitchen/breakfast • Refitted family bathroom • Private rear garden • Sought after cul de sac • Council Tax Band D