

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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www.acres.co.uk

- NO CHAIN
- Well presented family home
- Spacious lounge/dining room
- Fitted kitchen
- Three well proportioned bedrooms
- Family bathroom
- Enclosed rear garden
- Garage providing additional storage
- Internal viewing is recommended



FREE VALUATIONS  
ACRES  
321 2101

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**MOORFIELD DRIVE, SUTTON COLDFIELD, B73 5LQ - OFFERS AROUND £325,000**

This well presented three bedroom family home offers generous and well balanced accommodation, ideal for a range of buyers including first time purchasers, growing families and those looking to downsize. The property is set back behind a block paved driveway and lawned fore garden and benefits from a spacious lounge/dining room, fitted kitchen with garage access, and a thoughtfully arranged first floor. To the rear, the property enjoys a private and enclosed garden with patio seating areas, perfect for entertaining or relaxing. With ample storage throughout, built in wardrobes to two bedrooms, and a practical layout designed for everyday living. This home presents a fantastic opportunity to purchase a comfortable and versatile property in a convenient residential location. The property is approached via a block paved driveway with a lawned fore garden, leading to:

**PORCH:** Obscure panel front entrance door with obscure glazed window to side, providing access into:

**LOUNGE / DINING ROOM:** 26'09" x 11'00" (8.15m x 3.35m) A spacious through reception room featuring a PVC double glazed window to the front and PVC double glazed French door to the rear with an additional window to side, allowing for excellent natural light. Two radiators, stairs rising to the first floor, and an electric coal effect fire set on a marble hearth with decorative surround. Door leading into:

**KITCHEN:** 16'07" max x 8'11" min (5.05m max x 2.72m min) x 10'02" x 4'06" min (3.10m x 1.37m min) Fitted with a stainless steel 1 ½ bowl sink and drainer unit set into roll top work surfaces, with matching base and wall units and drawers. Space for cooker with extractor hood over, space for washing machine and under counter fridge. Tiled flooring, PVC double glazed window to rear and PVC double glazed obscured door to rear. Door to useful storage cupboard and further door providing access into the garage.

**FIRST FLOOR LANDING:** With loft access point incorporating pull down ladders, radiator and doors leading to:

**BEDROOM ONE:** 13'02" x 11'01" (4.01m x 3.38m) PVC double glazed window to front, radiator and built in wardrobe.

**BEDROOM TWO:** 9'09" x 9'01" (2.97m x 2.77m) PVC double glazed window to rear, radiator, built in wardrobe and door to additional storage cupboard.

**BEDROOM THREE:** 9'11" x 7'07" (3.02m x 2.31m) PVC double glazed window to front and radiator.

**BATHROOM:** Fitted with a panelled bath with shower over, low flushing WC and handwash basin set within a vanity unit. Tiled surround and flooring, two obscure PVC double glazed window to rear and a chrome effect ladder style radiator.

**OUTSIDE:** The rear garden features a paved patio area with steps leading down to a lawned garden, complemented by a raised rear patio seating area and fencing to all boundaries.

**GARAGE:** Providing additional storage and/or parking, accessed internally from the kitchen. (Please check the suitability of this garage for your own vehicle)



**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:** C    **COUNCIL:**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.