

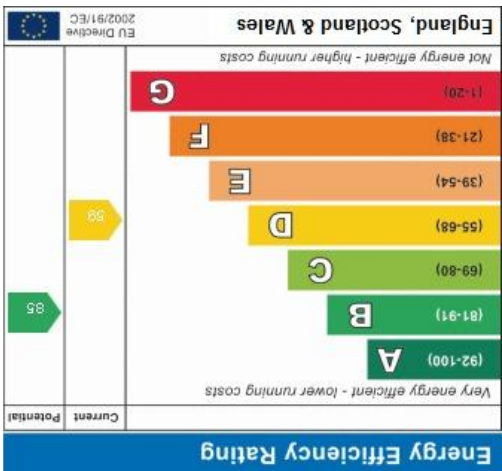
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



## LEGAL READY

"How does this help me?"  
The motivated vendor of this property has  
provided their solicitor with all the paperwork  
required to enable a contract to be sent to the  
buyer's solicitor upon an offer being agreed.  
In doing so it should help with a quicker move and  
avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
this property and they will email the EPC certificate to you in a PDF format  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Convey.



Walmley | 0121 313 1991



- FREEHOLD ON COMPLETION
- WELL PRESENTED LINK DETACHED
- POPULAR CUL DE SAC LOCATION
- SPACIOUS LOUNGE
- EXTENDED KITCHEN DINING ROOM
- CONSERVATORY



Moat Croft, Walmley, Sutton Coldfield, B76 1GD | Asking Price Of £330,000





## Property Description

**NO UPWARD CHAIN** - This well presented three bedroom link detached family home occupies this popular cul de sac location close to local amenities including the shops and amenities within both Minworth and Walmley, with public transport on hand and transport links providing easy access to both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises enclosed porch, reception hallway, spacious lounge, extended kitchen diner, conservatory, landing, three bedrooms and bathroom. Outside to the front the property is set back behind a block paved driveway providing access to the garage and to the rear there is a well maintained enclosed rear garden. Early internal viewing of this property is recommended which is available with no upward chain and in more detail the accommodation comprises:

**OUTSIDE** To the front the property occupies a pleasant cul de sac position set behind a full width block paved driveway providing ample off road parking with access to the garage, lawned fore garden and pathway with gated access to rear.

**ENCLOSED PORCH** Being approached via double glazed entrance door with matching side screen, tiled floor and light.

**RECEPTION HALLWAY** Being approached via glazed reception door with laminate floor, radiator, stairs off to first floor accommodation and doors off to lounge.

**LOUNGE** 16' 1" into bay x 11' 1" (4.9m x 3.38m) Having chimney breast with inset living flame fire place, coving to ceiling, laminate flooring, radiator, double glazed bay window to front, space for under stairs storage cupboard and door through to extended kitchen diner.

**EXTENDED KITCHEN DINER** 22' 1" x 9' (6.73m x 2.74m) Having a range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood above, built-in electric cooker beneath, space and plumbing for dishwasher, laminate flooring continuing through to dining area, two double glazed windows to rear, radiator, pedestrian access door to garage and double glazed door with matching side screen giving access to conservatory.

**CONSERVATORY** 16' 1" x 7' 11" (4.9m x 2.41m) Being part brick construction, with double glazed windows to side and rear elevations, laminate flooring and double glazed French doors giving access out to rear garden.

**LANDING** Approached via staircase passing opaque double glazed window to side, access to loft, airing cupboard housing hot water cylinder and

shelving and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 11" max and 11' 10" min x 8' 1" (3.94m max and 3.60m min x 2.46m) Having built-in wardrobe with sliding door, radiator and double glazed window to front.

**BEDROOM TWO** 8' 2" x 8' 4" (2.49m x 2.54m) Having built-in wardrobe with sliding door, radiator and double glazed window to rear.

**BEDROOM THREE** 9' 5" max and 7' 7" min x 6' 1" (2.87m max and 2.31m min x 1.85m) Having built-in over stairs storage cupboard, radiator and double glazed window to front.

**BATHROOM** Being fitted with a white suite comprising wash hand basin set in vanity unit, close coupled WC, walk-in bath with shower over, plastic clad walls, opaque double glazed window to rear, ceiling light point and heated towel rail.

**OUTSIDE** To the rear there is a good sized enclosed rear garden laid mainly to lawn, with pathway giving access to front, shrubs, trees, fencing to perimeter and timber frame garden shed.

**GARAGE** 18' 3" x 8' 2" (5.56m x 2.49m) With up and over door to front, light and power and access door to kitchen.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is currently Leasehold but will be Freehold on completion. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.