



Moss Way, Streetly,
Sutton Coldfield, B74 2BT

£350,000

Paul Carr Estate Agents are pleased to bring to the market this well presented three bedroom end terrace house with a converted garage which has a multitude of uses such as a fourth bedroom or children's play room.

Located on a quiet cul-de-sac and within close proximity of local reputable schools, amenities and good transport links, the property would be an ideal purchase for a young family or first time buyer.

The property in brief comprises a porch leading to entrance hall, open plan lounge/dining room/kitchen, conservatory, converted garage, downstairs wc, first floor landing, three good size bedrooms and a modern four piece family bathroom.

To the front of the property is a block paved driveway for multiple vehicles and access to the side garage, which has a useful office room.

To the rear of the property is an enclosed rear garden with paved patio area and laid to lawn.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetlypaulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch 6' 1" x 9' 10"
(1.85m x 2.99m)

Entrance Hall

L Shape Open Plan Lounge/Kitchen/Dining Room
21' 6" (max) x 23' 2" (max) (6.55m x 7.06m)

Bedroom Four/Playroom 13' 10" x 7' 7"
(4.21m x 2.31m)

Downstairs WC 3' 11" x 6' 2"
(1.19m x 1.88m)

Conservatory 8' 3" x 10' 2"
(2.51m x 3.10m)

Garage 17' 0" x 9' 7"
(5.18m x 2.92m)

Office Room (in garage) 10' 8" x 5' 2"
(3.25m x 1.57m)

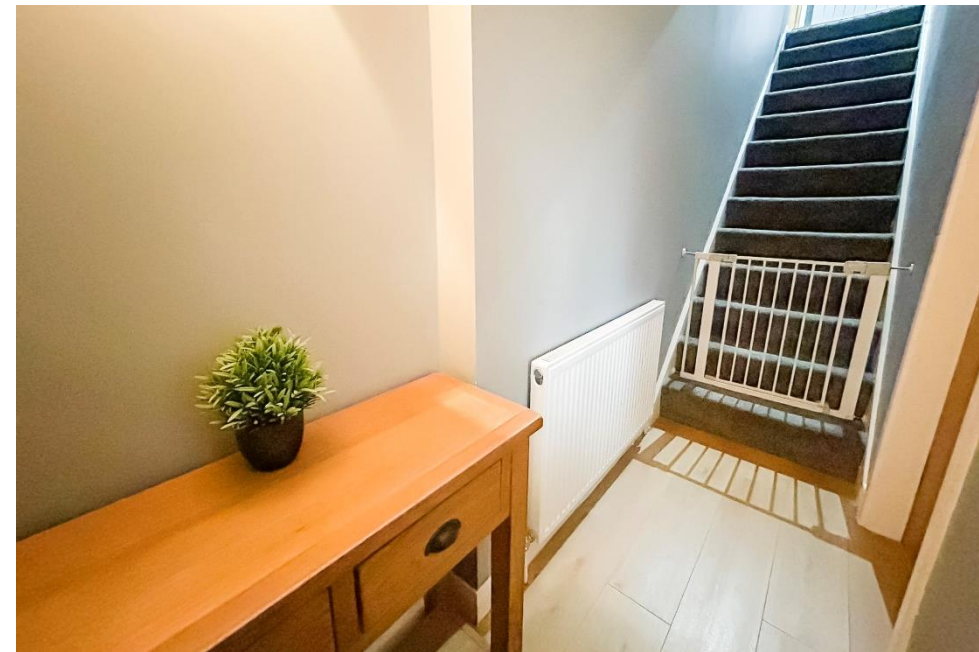
First Floor Accommodation

Bedroom One 11' 9" x 10' 10"
(3.58m x 3.30m)

Bedroom Two 11' 8" x 8' 10"
(3.55m x 2.69m)

Bedroom Three 8' 5" (max) x 10' 10"
(2.56m x 3.30m)

Family Bathroom 5' 0" x 11' 11"
(1.52m x 3.63m)



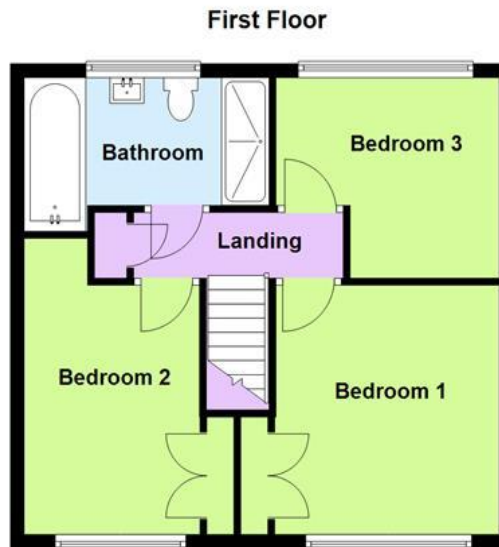
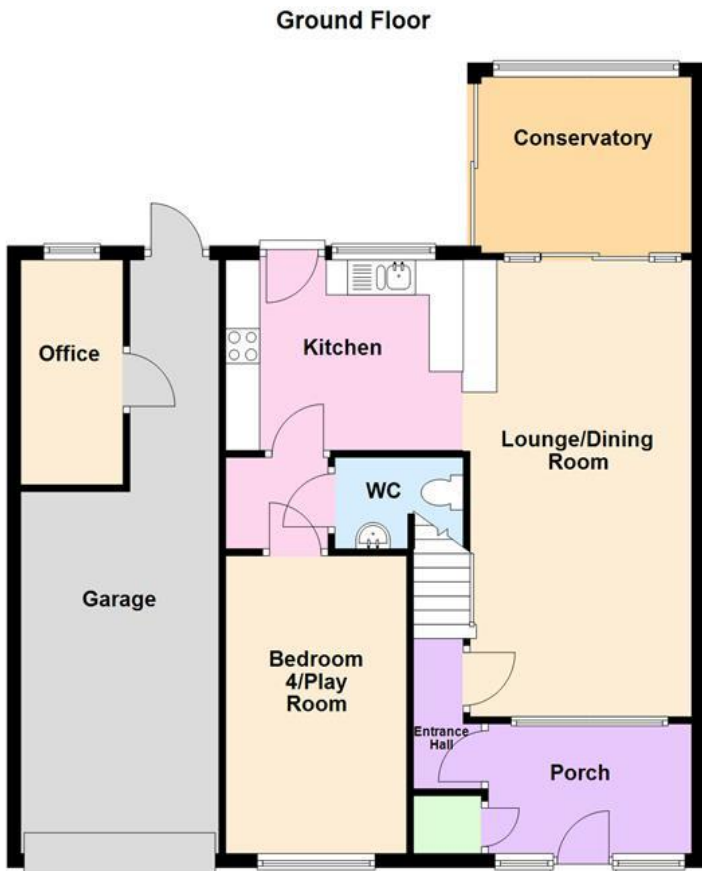






Floor Plan

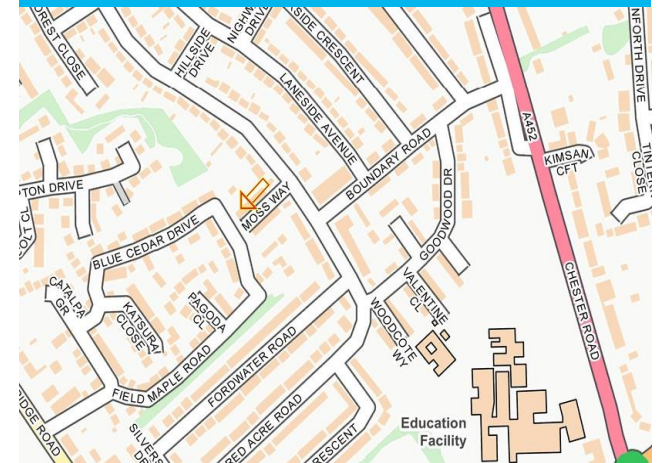
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 1st February 2024