



**49 Moorfield Drive**  
Sutton Coldfield, B73 5LQ

**Offers Over £150,000**



## Property Description

A two bedroom first floor maisonette, occupying a convenient location within close proximity of many desirable amenities in nearby Boldmere including a superior transport network.

Offering the advantage of no onward chain, a rear garden and benefitting from a generous extended lease the accommodation includes a contemporary fitted kitchen, well proportioned living room and bathroom with a white suite.

\*\*\*NO SERVICE CHARGE COSTS\*\*\*

NO UPWARD CHAIN. EPC - C / CT - B

## Approach

Front door access with stairs immediately leading to first floor accommodation.

## Lounge

5.30m x 3.26m (17'4" x 10'8" )

Window to front. Open access to landing and fitted kitchen.

## Fitted Kitchen

4.41m wp x 2.77m (14'5" wp x 9'1" )

Maximum width incorporating landing space. Windows to front and side. A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with an electric plated hob and built in extractor over. Plumbing for a washer installed.

## Hallway

1.74m x 0.89m (5'8" x 2'11" )

Loft access and built in storage available. Sliding door offering access to bathroom.

## Bathroom

Three piece bathroom suite comprising of; low level flush, pedestal wash hand basin and panelled bath with electric shower over. Window to side.

## Bedroom One

3.49m x 3.24m (11'5" x 10'7" )

Window to rear.

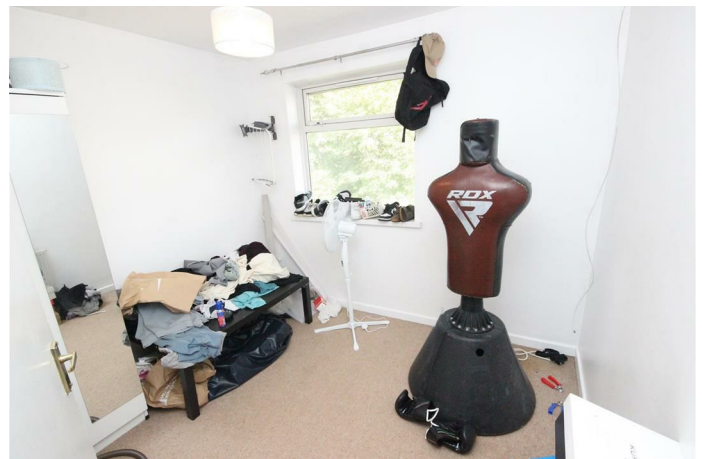
## Bedroom Two

2.46m x 2.79m (8'0" x 9'1" )

Window to rear.

## Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.



### **Connected Person**

Please be aware that this property is owned by an Employee/Director of Bloore King and Kavanagh.

### **Lease Information**

TBA

### **Brochure Declaration**

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

#### **PLANNING PERMISSION/ BUILDING REGULATIONS:**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

## Floor Plan



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