



Connells  
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**FOR SALE**

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ONLY

**Connells**

Darnick Road  
Sutton Coldfield



### Property Description

A characterful and extended 4 bedroom family detached home set in a popular location close to Royal Sutton Park. Offered with no upward chain. The home has been well maintained and looked after and has flexibility to extend (subject to planning permission) and cosmetically updated to make a much improved and bigger family home. There is an entrance porch opening into a reception hallway, extended family lounge overlooking the rear garden, separate dining room with feature fireplace, fitted breakfast kitchen and guest WC. On the first floor there are 4 good sized bedrooms with the 4th bedroom having a walk in closet room, family bathroom and additional separate shower room. There is an excellent sized mature and established rear garden with a hidden secret garden area with rear vehicular access. There is a garage to the front and driveway. The property has many retaining character features. Excellent family home, in a good school catchment area and close to local amenities and transport links.

### Reception Hall

Having parquet flooring, decorative plate racks, radiator to wall, stairs to the first floor landing, single glazed stain glass window to the front and doors give access into the lounge, the dining room and the kitchen.

### Extended Lounge

22' 6" MAX TO INCLUDE THE BAY x 11' 1" MAX (6.86m MAX TO INCLUDE THE BAY x 3.38m MAX)

Having two double glazed windows to the

side, French doors giving access into the rear garden, two panelled radiators to the wall, TV aerial point, coving to ceiling, parquet flooring, feature wooden fire place with electric fire facility and feature wooden fire surround, three wall light fittings and gas fire point.

### Dining Room

16' x 11' 6" (4.88m x 3.51m)

Having double glazed walk in bay window to the front, radiator to wall, coving to ceiling, feature wooden fire surround with open fire facility and tiled hearth.

### Breakfast Kitchen

12' 10" x 11' 2" PLUS THE DOOR RECESS (3.91m x 3.40m PLUS THE DOOR RECESS)

Having a fitted kitchen with fitted base units with work surfaces over, decorative splash back tiling and fitted matching wall units, single glazed leaded light window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, cupboards under, integrated double electric oven, space for a table, radiator to wall, quarry tiled flooring, door to the utility area and archway to walk in pantry with single glazed frosted window to the side.

### Utility Room

7' 1" x 3' 6" (2.16m x 1.07m)

Having space and plumbing for a washing machine, single glazed window to the rear, radiator to wall and a door gives access to the covered outside space.

## Entrance Porch

Having double glazed door to the front giving access into the porch area with internal door giving access into the reception hall.

## Guest W/c

Having low level flush WC, wall mounted wash hand basin and extractor fan.

## First Floor Landing

Having single glazed leaded light window to the side, loft access, decorative dado railing, doors off to the four bedrooms, the bathroom and the separate shower room.

## Bedroom One

16' 6" x 11' 6" (5.03m x 3.51m)

Having double glazed walk in bay window to the front, radiator to wall, stripped and varnished wooden flooring and decorative dado railing.

## Bedroom Two

17' TO INCLUDE THE BAY x 11' 1" (5.18m TO INCLUDE THE BAY x 3.38m)

Having double glazed window to the rear, radiator to wall and TV aerial point.

## Bedroom Three

10' 11" x 8' (3.33m x 2.44m)

Having double glazed window to the rear, radiator to wall, door to a store room which has a single glazed window to the side and can be used as a walk in closet.

## Bedroom Four

8' 1" x 9' 3" (2.46m x 2.82m)

Having single glazed window to the rear, radiator to wall and built in wardrobe with hanging rail & shelving.

## Bathroom

Having panelled bath, wash hand basin, low level flush WC, frosted double glazed window to the side, radiator to wall and door to built in storage cupboard.

## Separate Shower Room

Having shower cubicle with electric shower facility, single glazed frosted window, extractor fan and being part tiled.

## Outside

### Front

Having driveway providing off road parking with garden to lawn, various plants and shrubs and access to the garage.

### Garage

15' 11" x 8' (4.85m x 2.44m)

Having double doors opening onto the driveway, gas and electricity meter and pedestrian door giving access into the side covered area.

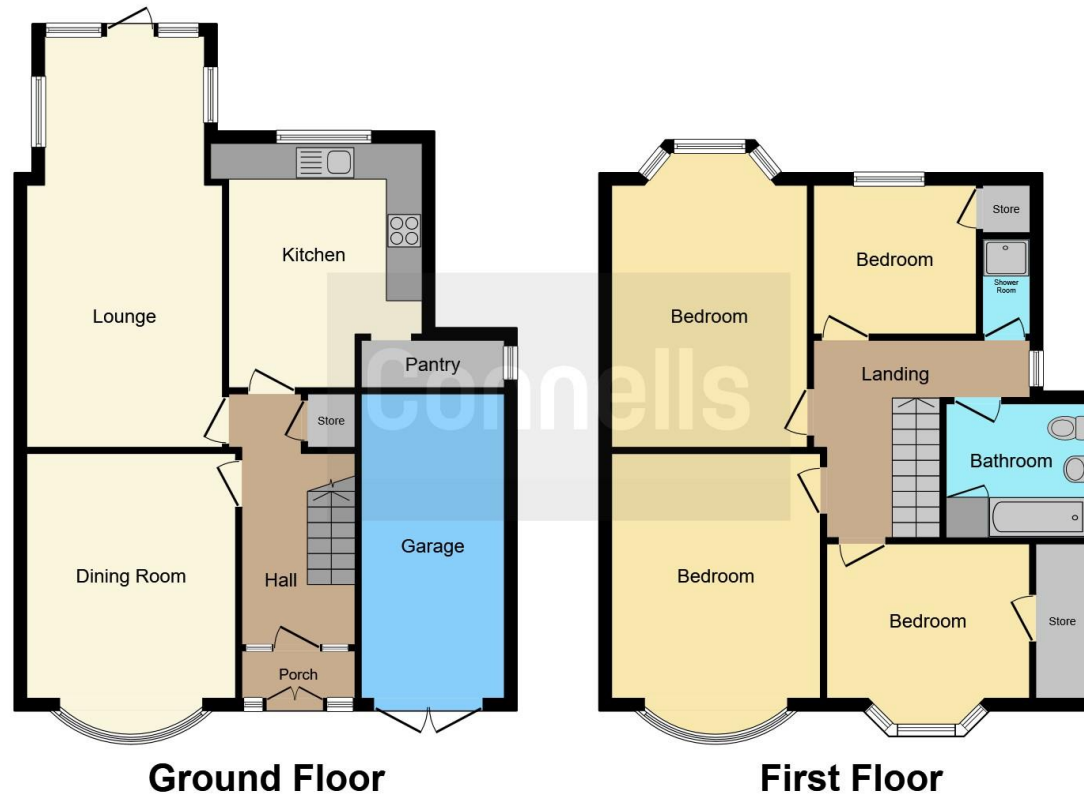
### Rear Garden

Being an excellent sized rear garden, having a brick built outhouse providing excellent storage, having garden laid to lawn, outside tap, pathway leading to the bottom of the garden, patio area, various mature plants and shrubs, hedge to the rear giving access into a secret garden area with garden laid to lawn, various plants and shrubs and having double gates at the rear giving vehicle access.









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To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: D**

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Tenure: Freehold



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Property Ref: SCO309943 - 0004