



Darnick Road,  
Sutton Coldfield, B73 6PG

**£575,000**

# Sutton Coldfield

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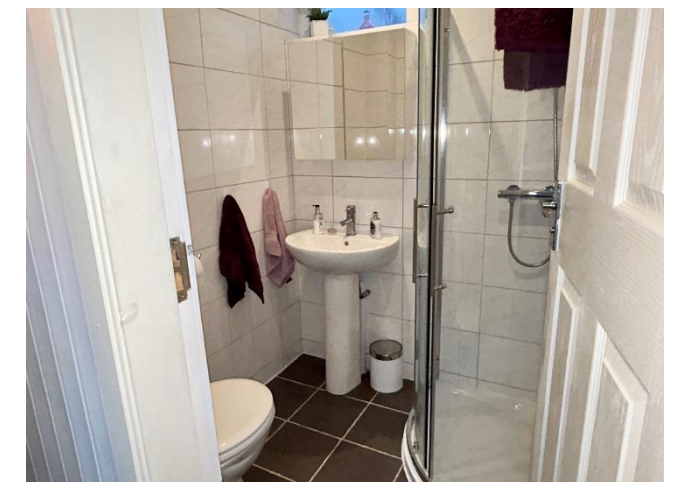
This well presented extended traditional style detached property occupies a convenient and coveted location set within close proximity of nearby Sutton Park near to desirable shops and schools.

The accommodation is accessed via an enclosed porch and includes a dining hall, a breakfast kitchen with utility corridor off, separate sitting room and lounge and a ground floor shower room.

To the first floor there are four well proportioned bedrooms and a family bathroom with bath and separate shower cubicle.

Outside a driveway provides off road parking for vehicles and access to the tandem garage whilst to the rear there is a most attractive mature garden and patio.

- WELL PRESENTED TRADITIONAL STYLE EXTENDED PROPERTY
- FOUR WELL PROPORTIONED BEDROOMS
- CLOSE PROXIMITY TO SUTTON PARK AND DESIRABLE AMENITIES
- DINING HALL AND TWO FURTHER RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- BREAKFAST KITCHEN WITH UTILITY CORRIDOR OFF
- GENEROUS DRIVEWAY AND TANDEM GARAGE
- WELL PROPORTIONED MATURE REAR GARDEN
- SOUGHT AFTER LOCATION IN DESIRABLE SCHOOL CATCHMENT





## Property Specification

WELL PRESENTED TRADITIONAL STYLE EXTENDED PROPERTY

The property briefly comprises:

Sitting Room 3.63m (11'11") max x 3.40m (11'2")

Dining Hall 3.39m (11'2") x 2.77m (9'1")

Shower Room 1.83m (6'0") x 1.60m (5'3")

Lounge 5.68m (18'8") x 3.63m (11'11")

Kitchen 4.22m (13'10") x 2.74m (9')

Utility Passage 9.72m (31'11") x 1.47m (4'10")

Greenhouse 3.32m (10'11") x 1.47m (4'10")

Bedroom 4.24m (13'11") x 3.63m (11'11")

Bedroom 3.39m (11'2") x 2.77m (9'1")

Bedroom 3.63m (11'11") x 3.40m (11'2")

Bedroom 2.74m (9') x 2.72m (8'11")

Bathroom 3.30m (10'10") x 1.60m (5'3")

Garage 8.43m (27'8") x 2.54m (8'4")

### 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: 24th January 2023

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: F

Tenure: Freehold

