



Darnick Road,
Sutton Coldfield, B73 6PG

Offers in Excess of £550,000

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Located within close proximity of many desirable amenities including sought after schools, local shops, public transport links and Sutton Park this superbly presented detached property retains original features.

Accessed via an enclosed porch and most welcoming hallway the ground floor accommodation includes separate reception rooms, a breakfast kitchen, utility and guest cloakroom. To the first floor there are four bedrooms and a family bathroom with separate bath and shower cubicle.

Outside a spacious driveway offers off road parking for vehicles and access to the tandem side garage. To the rear a generous mature garden and patio offers a private retreat.





Property Specification

SUPERBLY LOCATED WELL PRESENTED DETACHED
CHARACTERFUL PROPERTY
FOUR BEDROOMS
SEPARATE LOUNGE AND DINING ROOM
BREAKFAST KITCHEN
GUEST CLOAKROOM

Lounge 4.70m (15'5") max x 3.48m (11'5")

Utility Room 1.80m (5'11") x 1.19m (3'11")

Guest Cloakroom 0.89m (2'11") x 0.71m (2'4")

Dining Room 5.49m (18') x 3.64m (11'11")

Breakfast Kitchen 4.24m (13'11") x 2.74m (9')

Garage

Bedroom 2 4.24m (13'11") x 3.64m (11'11")

Bedroom 3 3.99m (13'1") x 2.74m (9')

Bathroom

Bedroom 1 4.77m (15'8") x 3.51m (11'6")

Bedroom 4 2.69m (8'10") x 1.83m (6')

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 September 2023

Viewer's Note:

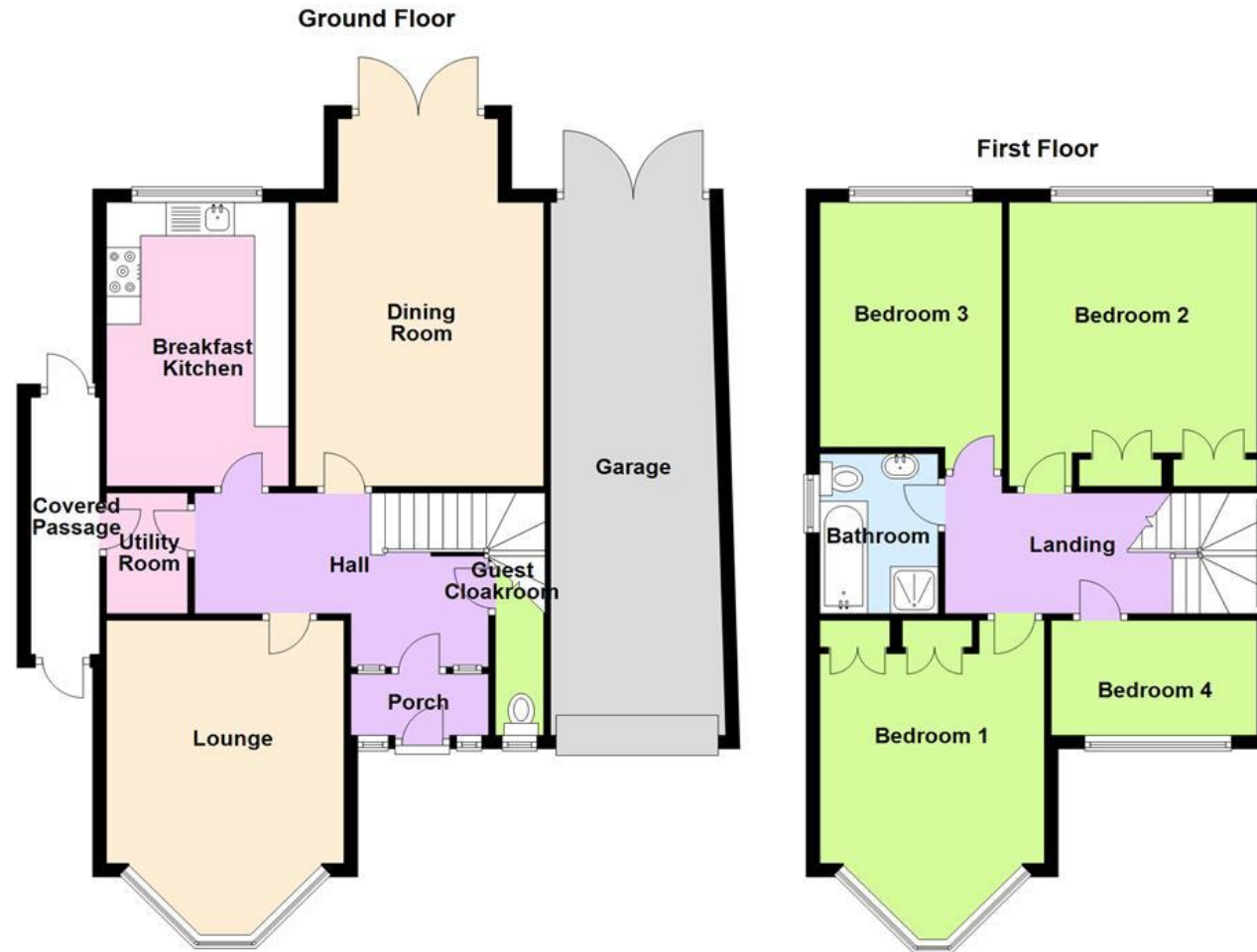
Services connected: Gas, Electricity, Water, Mains Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

