



Dunchurch Crescent,
Sutton Coldfield, B73 6QW

£380,000

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This superbly located modern style detached property occupies an enviable situation set within close proximity of a desirable primary schools, sought after shops parks and transport links.

Offering the advantage of no onward chain the accommodation is accessed via a welcoming hall and includes a well proportioned living room, breakfast kitchen and guest cloakroom.

To the first floor there are four bedrooms and a family shower room. Outside a driveway provides off road parking for vehicles and access to the oversized garage.

To the rear sits a mature garden and patio with well stocked borders.





Property Specification

SUPERBLY LOCATED DETACHED PROPERTY
FOUR BEDROOMS
NO ONWARD CHAIN
GENEROUS LIVING ROOM
GUEST CLOAKROOM

Garage

Living Room 5.77m (18'11") x 3.94m (12'11")

Kitchen 3.54m (11'7") x 2.98m (9'9")

Pantry 1.26m (4'2") x 0.93m (3')

WC

Bedroom 1 3.94m (12'11") x 2.64m (8'8")

Bedroom 2 2.59m (8'6") x 2.55m (8'4")

Bedroom 3 3.02m (9'11") x 2.50m (8'2")

Bedroom 4 2.26m (7'5") x 1.99m (6'6")

Shower Room

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 December 2023

Viewer's Note:

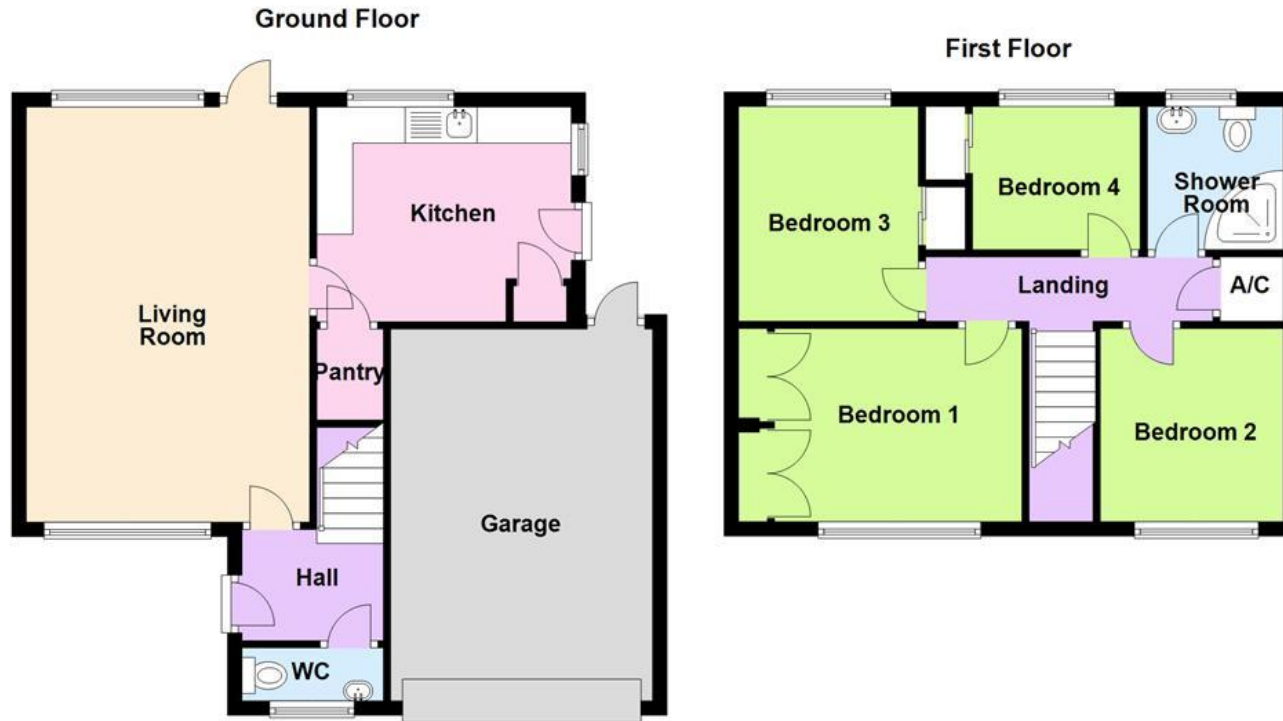
Services connected: Gas, Electricity, Water, Mains Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

