



Dunchurch Crescent,
Sutton Coldfield, B73 6QN

£385,000

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Ideally situated for local schools, shops and transport links this detached three bed dormer bungalow offers the advantage of no onward chain and is located within close proximity of nearby Sutton Park and Princess Alice retail park.

The accommodation on offer includes a generous lounge with inglenook fireplace a dining room/bedroom, fitted kitchen and ground floor bathroom with two further bedrooms and a shower room to the first floor.

Outside a driveway provides garage access and off road parking whilst a side gate leads to the mature rear garden. An early viewing must be undertaken in order to avoid disappointment.





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: 12th March 2024

Property Specification

SUPERBLY LOCATED DETACHED DORMER BUNGALOW
 THREE GENEROUS BEDROOMS OVER TWO FLOORS
 WELL PROPORTIONED LIVING ROOM WITH INGLENOOK
 FIREPLACE
 GOOD SIZE KITCHEN
 FIRST FLOOR SHOWER ROOM AND GROUND FLOOR

Porch

Hall

Dining Room/Bed 3 4.19m (13'9") x 2.84m (9'4")

Bathroom

Kitchen 3.96m (13') x 3.28m (10'9")

Lounge 4.82m (15'10") x 4.48m (14'8") max

Cupboard

Landing

Shower Room

Bedroom 2 4.45m (14'7") x 2.62m (8'7")

Bedroom 1 4.45m (14'7") x 4.01m (13'2")

Cupboard

Garage

Viewer's Note:

Services connected:
 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		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

