



Darnick Road,
Sutton Coldfield, B73 6PF

£485,000

- **SUPERBLY PRESENTED EXTENDED TRADITIONAL SEMI**
 - **THREE DOUBLE BEDROOMS**
 - **SEPARATE LOUNGE AND DINING ROOM**
 - **EXTENDED FAMILY DINING KITCHEN**
 - **GUEST CLOAKROOM**
- **DESIRABLE AND COVERTED LOCATION CLOSE TO SUTTON PARK**
 - **BEAUTIFUL MATURE GARDEN AND PATIO**

This superbly appointed extended traditional style three double bed semi-detached property occupies an enviable and coveted location set within close proximity of many desirable amenities and schools close to nearby Sutton Park and with excellent local transport links. The internal accommodation includes separate reception room, a family dining kitchen and guest cloakroom whilst outside a driveway provides off road parking for vehicles and garage access with gated side access to a delightful mature rear garden and patio. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electricity, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Hall

Sitting Room 4.68m (15'4") max x 3.63m (11'11")

Lounge 4.53m (14'10") x 3.43m (11'3")

Family Dining Kitchen 5.60m (18'4") x 3.19m (10'5")

WC

Landing

Bedroom 1 4.53m (14'10") x 3.43m (11'3")

Bedroom 2 3.89m (12'9") max x 3.63m (11'11")

Bedroom 3 3.78m (12'5") x 2.95m (9'8")

Bathroom

WC

Garage





Floor Plan

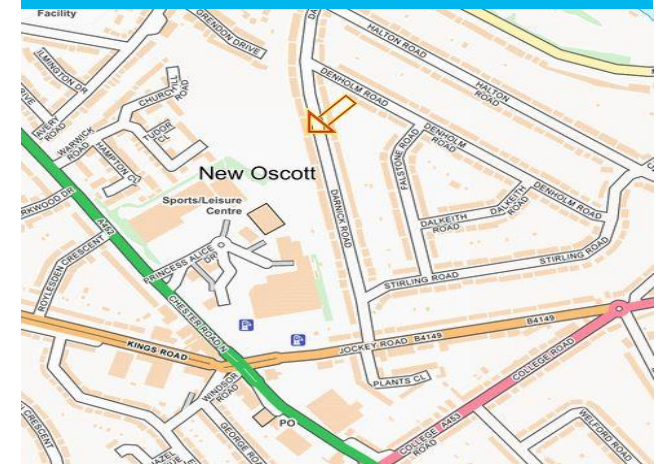
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 10th June 2024