



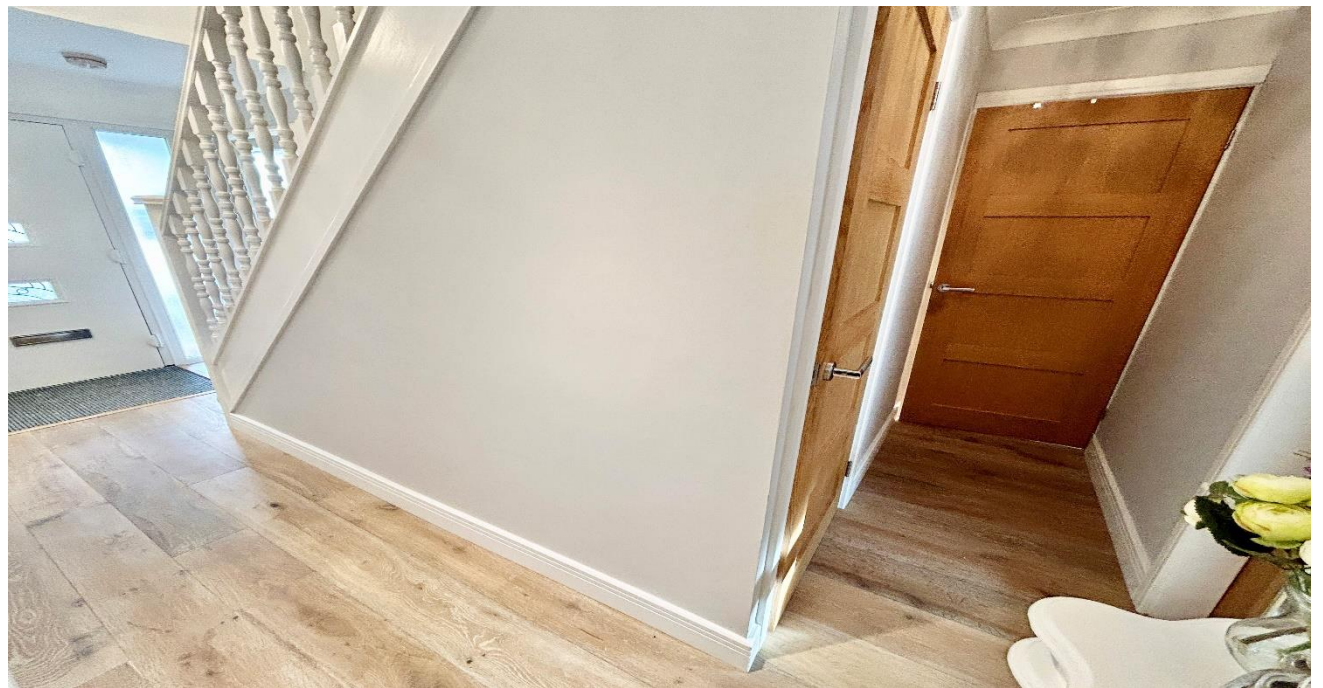
Dunchurch Crescent,
Sutton Coldfield, B73 6QN

£450,000

£450,000

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This superbly presented detached property occupies a desirable location close to sought after schools, shops and transport links near to Sutton park and offering most contemporary accommodation accessed via a pleasant hall with the ground floor comprising a guest cloakroom and an excellent open plan family dining kitchen with garden room having lantern light roof. To the first floor there are three bedrooms and a stylish bathroom having separate bath and shower. Outside there is a lawned fore garden and a driveway providing off road parking and garage access along with an attractive rear garden and patio.





Property Specification

SUPERBLY PRESENTED DETACHED PROPERTY
THREE GOOD SIZED BEDROOMS
POPULAR AND DESIRABLE LOCATION
CLOSE PROXIMITY TO SCHOOLS SHOPS AND TRANSPORT
LINKS
EXCEPTIONAL CONTEMPORARY OPEN FAMILY LOUNGE

Hall

Breakfast Kitchen 5.65m (18'6") x 2.91m (9'7")

Open Plan Lounge Dining Room 7.52m (24'8") x
3.33m (10'11")

WC 4' 10" x 2' 7" (1.47m x 0.79m)

Garden Room 12' 10" x 8' 9" (3.91m x 2.66m)

Landing

Bedroom 3.83m (12'7") x 3.33m (10'11")

Bathroom 11' 8" x 5' 8" (3.55m x 1.73m)

Bedroom 3.30m (10'10") max x 1.88m (6'2")

Bedroom 3.28m (10'9") x 2.25m (7'4") max

Garage

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: 18th November 2024

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

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |

Map Location

