



Dunchurch Crescent, Boldmere  
Sutton Coldfield, B73 6QN

Offers in the Region Of £425,000



This truly exceptional detached bungalow is offered for sale via Paul Carr Boldmere office and occupies a plot of 0.08 acres. The home on offer is currently most beautifully dressed and fitted to outstanding contemporary standard and is located within half mile of Boldmere centre with its vast array of shops, stores, supermarkets and arterial transport routes.

Internal inspection is an absolute must to appreciate the quality and scope of upgrading carried out by the current vendor. The property is set behind a substantial fore garden, and briefly comprises a rear facing lounge with feature inglenook and separate fully fitted dining kitchen affording unrivaled and substantial space, leading off the entrance hallway is a ground floor bedroom or second reception room with views over the frontage. A ground floor bathroom with full modern suite is provided in addition.

Stairs then ascend from the entrance hallway to the first floor with two double bedrooms both with fitted wardrobes and a delightful shower/bathroom.

To the rear is a beautiful West facing garden, ideal for al fresco dining, providing an extensive patio and lawned garden, all tastefully enclosed with wooden panel fencing. Parking to the property is provided by the sweeping driveway and side garaging.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

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

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)





### Room Measurements

Lounge 4.30m (14'1") x 3.63m (11'11")

Kitchen 4.44m (14'7") x 2.52m (8'3")

Bedroom 2 3.19m (10'6") x 2.87m (9'5")

Bathroom 2.84m (9'4") x 1.63m (5'4")

Bedroom 1 4.37m (14'4") x 3.89m (12'9")

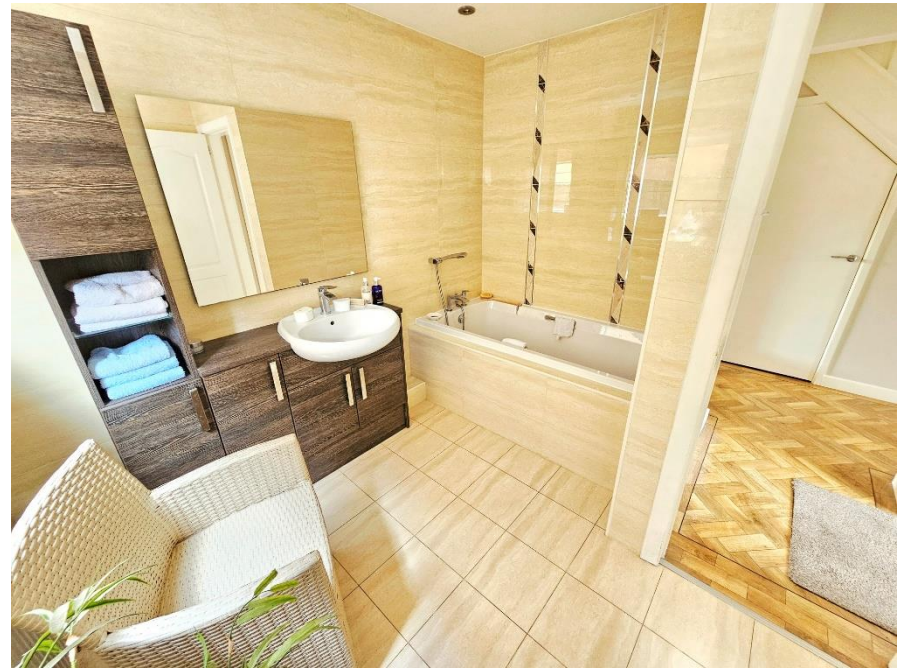
Bedroom 3 5.13m (16'10") x 2.63m (8'8")

Bathroom 2.0m (6'7") x 1.9m (6'3")

Garage 5.25m (17'3") x 2.61m (8'7")



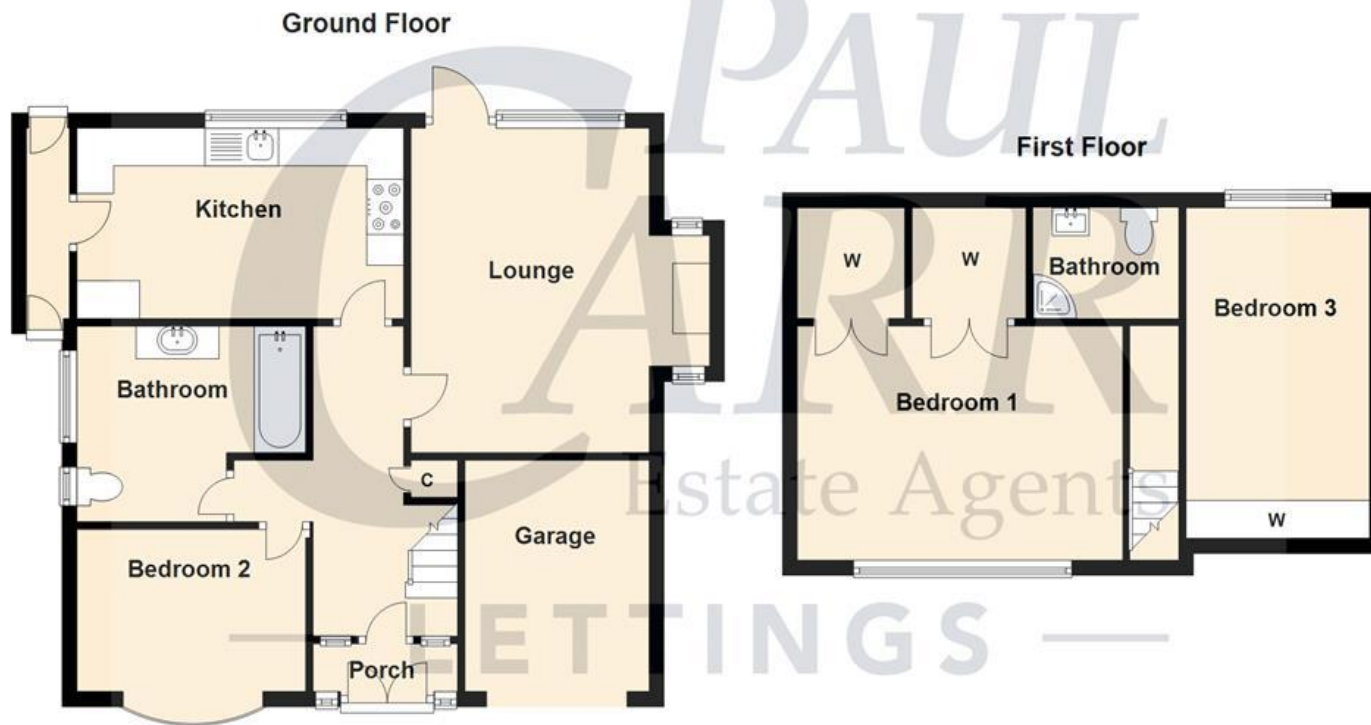






# Floor Plan

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

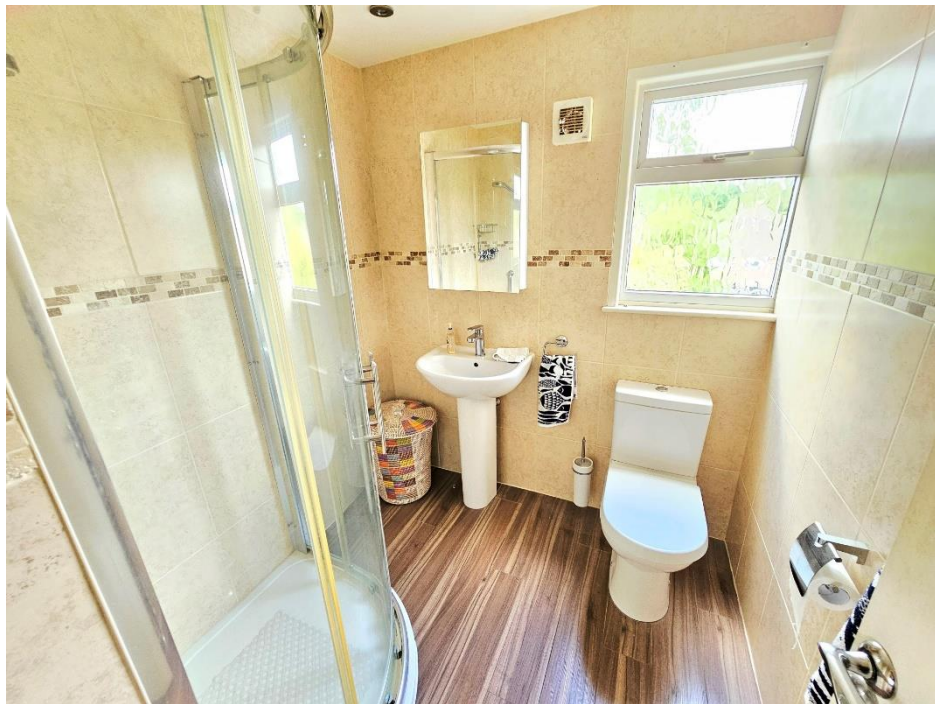


## Energy Performance Rating

## 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: 22nd May 2025