



Darnel Hurst Road, Four Oaks
Sutton Coldfield, B75 5NE

Offers in Excess of £400,000

Located within an exceptionally desirable location, this beautiful semi detached home has been thoughtfully refurbished and styled to create contemporary accommodation alongside the character and charm of its traditional build. The open plan living room/dining/kitchen with skylight windows and double doors which fill the room with a wealth of natural light, is one of the most sought after features of this modern home, thanks to its lights, spacious feel and versatile design. A study to the front of the home is a perfect space if you work from home, and a modern shower room with a skylight window completes the ground floor accommodation. Upstairs there are three bedrooms all a good size with large windows and bedroom one enjoying a bay window. A stylish, modern bathroom services the first floor rooms. Outside there is a superb sized private garden with a large shed to the rear and to the front is a good sized driveway. Offering well proportioned accommodation in a popular area within easy reach of Little Sutton Primary School, as well as the recently regenerated Mere Green Centre, viewing of home is a must to appreciate the accommodation on offer. The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery. For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.



Living Room/Dining/Kitchen 27' 0"max x 25' 1"max (8.22m x 7.64m)

Study 6' 10" x 6' 10" (2.08m x 2.08m)

Bathroom 6' 0" x 3' 1" (1.83m x 0.94m)

Bedroom One 11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom Two 14' 0" x 9' 1" (4.26m x 2.77m)

Bedroom Three 8' 0" x 7' 1" (2.44m x 2.16m)

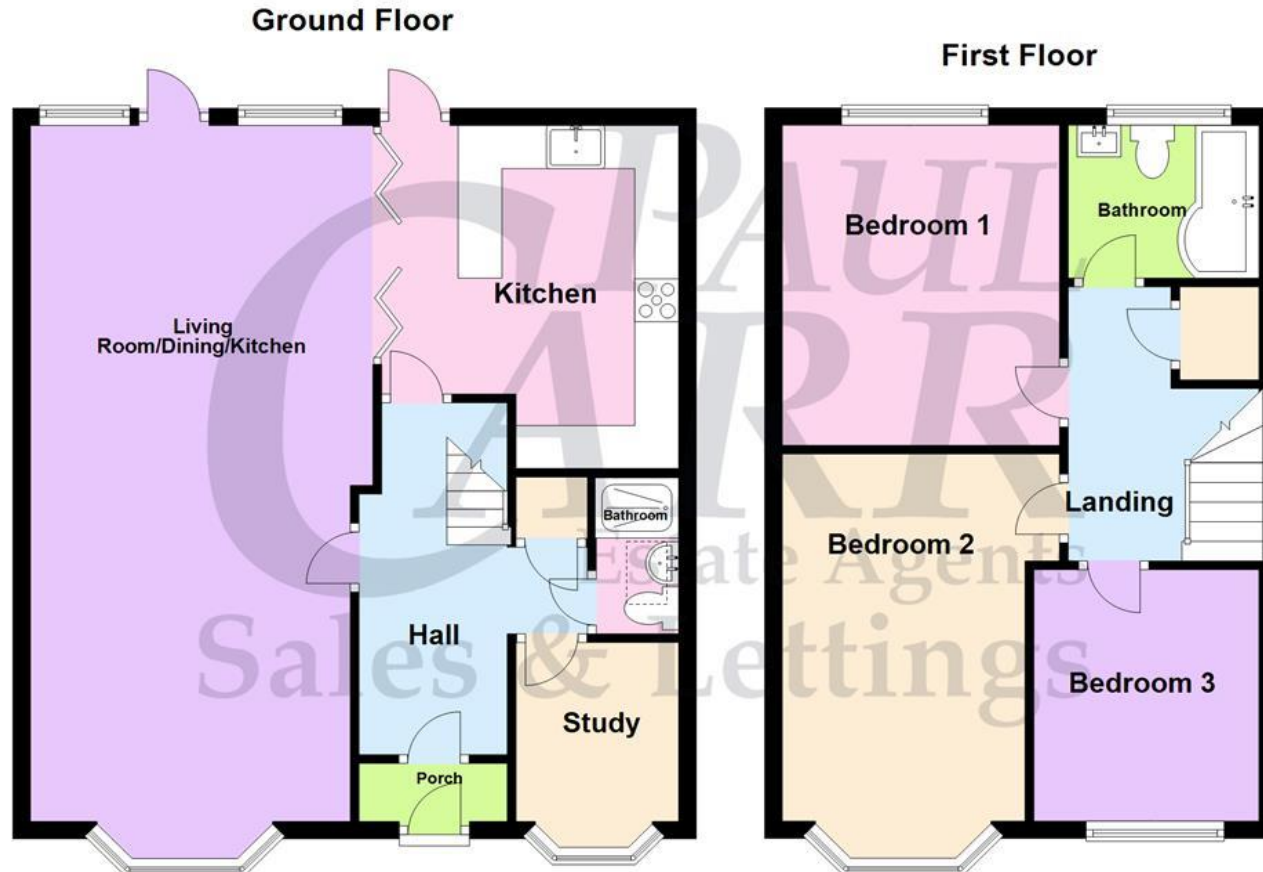
Bathroom 7' 0" x 5' 10" (2.13m x 1.78m)





Floor Plan

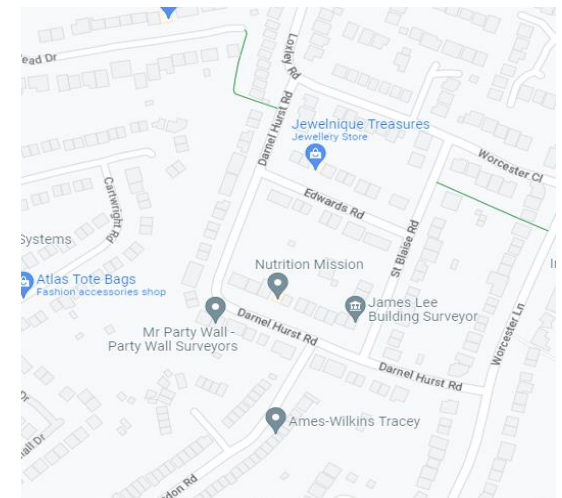
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	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: 9th September 2024

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