



Darnford Close,  
Sutton Coldfield, B72 1YU

Offers in Excess of £400,000



# Sutton Coldfield

Offers in Excess of £400,000



Sold with the security of no onward chain, this fabulous detached family home boasts a stunning cul-de-sac positioning, sweeping corner plot for rolling rear gardens, and three well-proportioned bedrooms all packaged in a coveted residential location.

Fronted by a driveway for off-road parking and access to the garage and sides of the property, downstairs comprises entrance porch, swish open plan lounge dining room, modern fitted kitchen, full utility room, and downstairs toilet.

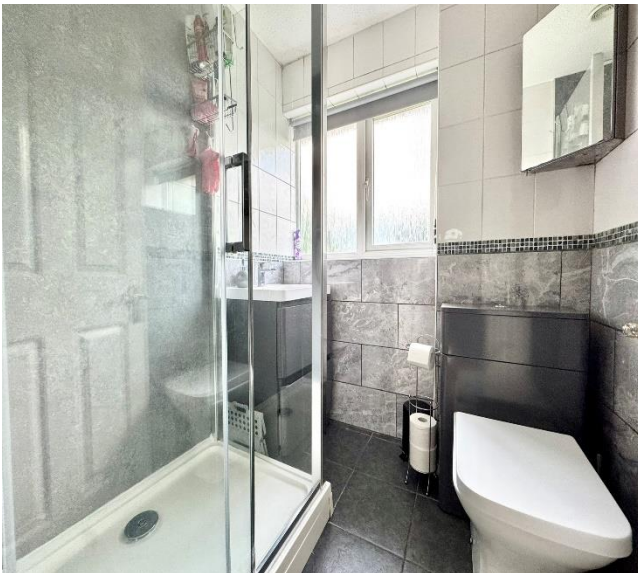
Upstairs comprises three good-sized bedrooms, two of which are double, and both are serviced by the luxury family shower room located off the stairway.

Outside, the property occupies a dominating 0.1 acre plot, a rarity for a home of this size and price. The wrap around rear gardens comprises of part patio and part laid to lawn, an idyllic outside space for leisure and entertaining all year round.

All of this comes packaged with no onward chain and the property is moments away from local amenities and schools, it is ideally located and suited to a variety of lifestyles.







## Property Specification

SOLD WITH NO ONWARD CHAIN  
FABULOUS DETACHED FAMILY HOME  
SWEEPING CORNER PLOT  
POTENTIAL FOR EXTENSION  
GARAGE AND DRIVEWAY PARKING

Living Room 17' 3" x 13' 0" (5.25m x 3.96m)

Dining Area 11' 0" x 8' 6" (3.35m x 2.59m)

Kitchen 11' 0" x 8' 5" (3.35m x 2.56m)

Utility 7' 8" x 4' 5" (2.34m x 1.35m)

Shower Room 7' 8" x 2' 7" (2.34m x 0.79m)

Bedroom One 11' 10" x 11' 2" (3.60m x 3.40m)

Bedroom Two 11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom Three 8' 7" x 7' 9" (2.61m x 2.36m)

Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

Garage 13' 11" x 7' 8" (4.24m x 2.34m)

### 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: 24th October 2024

### Viewer's Note:

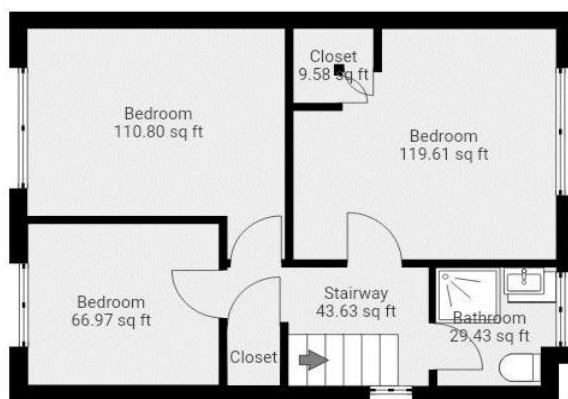
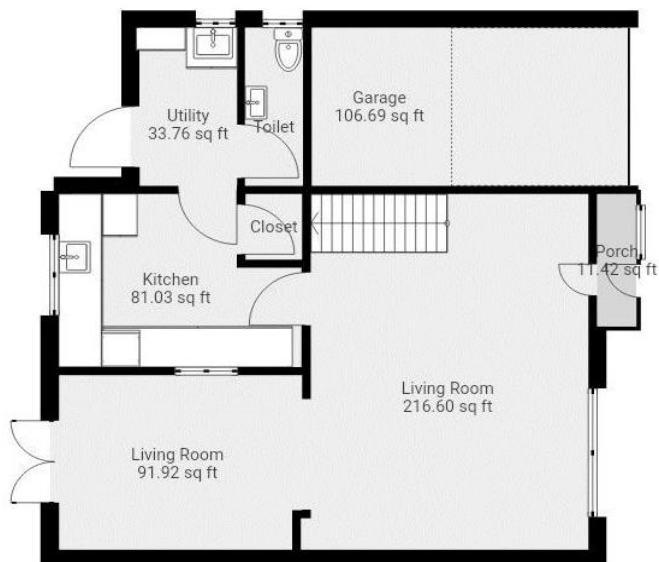
Services connected: Electricity, gas, water & drainage

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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

