



47 Darnel Hurst Road, Sutton Coldfield

- Traditional semi-detached home
 - 2 reception rooms
 - Scope for improvement
 - No chain
- 3 bedrooms
 - Good sized garden
 - Extension potential STPP
 - Council Tax Band D

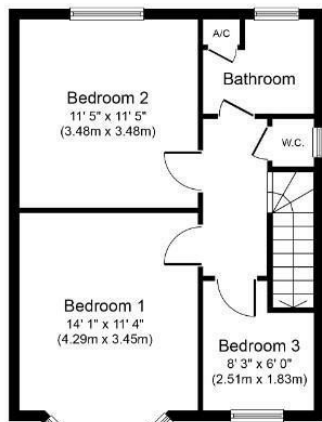
£350,000



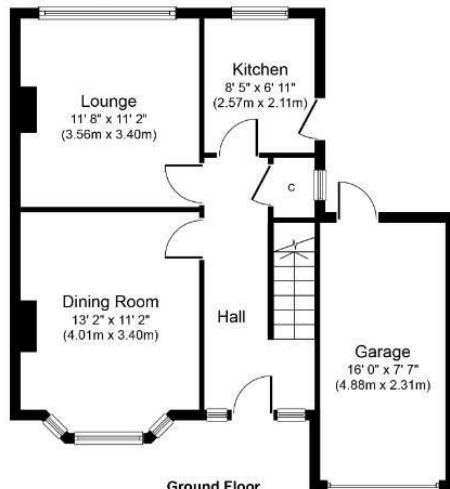
Superbly located off Worcester Lane, very accessible for Mere Green's amenities, Four Oaks railway station and superb schools, this traditional semi-detached home is being offered with no upward chain. Requiring some upgrading and modernisation, offering immense potential for extension subject to planning, the gas centrally heated and double glazed accommodation comprises; reception hall with cloaks cupboard, lounge and dining room, both with fireplaces and gas fire, small kitchen, 3 bedrooms, bathroom with airing cupboard housing Worcester-combi boiler and separate WC. Outside, fore garden with private aspect to front, garage and good sized rear garden with shed and side entrance.







First Floor
Approximate Floor Area
460 sq. ft.
(42.8 sq. m.)



Ground Floor
Approximate Floor Area
591 sq. ft.
(54.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



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