

HUNTERS®

HERE TO GET *you* THERE

33 Darnick Road, Sutton Coldfield, B73 6PE

Offers Over £485,000

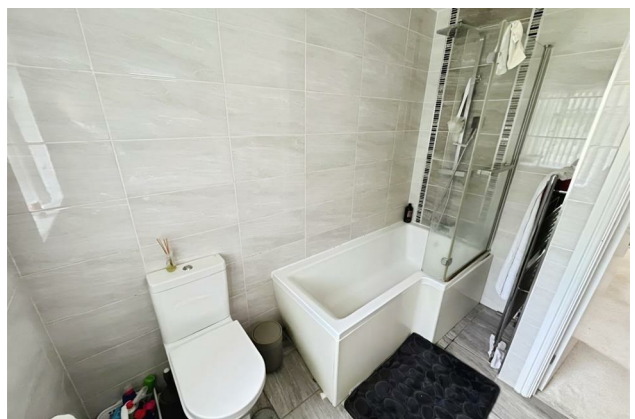
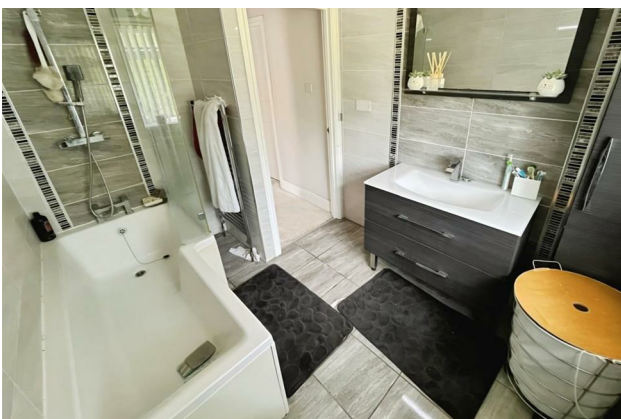
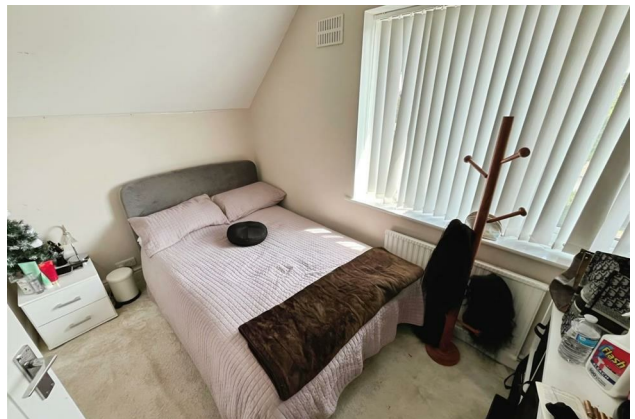
Property Images



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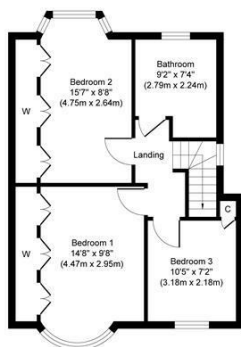
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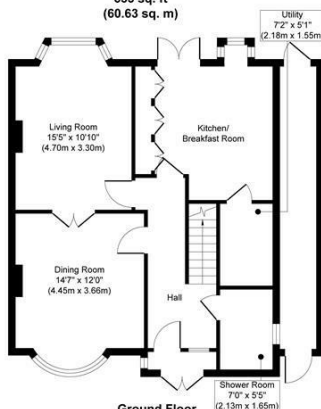


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First Floor
Approximate Floor Area
653 sq. ft
(60.63 sq. m)



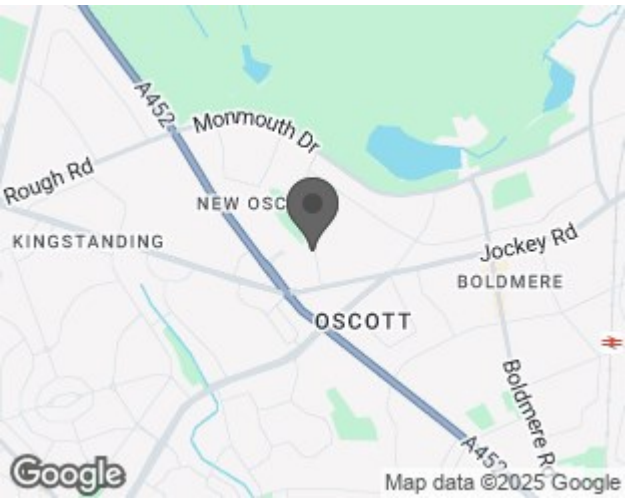
Ground Floor
Approximate Floor Area
653 sq. ft
(60.63 sq. m)

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.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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	

Map



Summary

Offered with no upward chain, this spaciouly arranged and extended, freehold, traditional semi-detached family home occupies a convenient position in this much sought after location, just off Jockey Road within easy access of amenities. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, spacious hall with oak floor, understairs store and refitted shower room/WC with white suite, lounge and separate dining room (both with bays, feature fireplaces and bi-fold dividing doors), kitchen/breakfast room with a great range of refitted units, central island, breakfast bar, Neff double oven, 6 ring hob, extractor, dishwasher and separate utility with gas combi boiler. First floor, 3 double bedrooms all with wardrobes and refitted family bathroom with white suite and shower over bath.

Outside, frontage with lawn, shrubs and block paved driveway. Covered side entrance and very good sized private rear garden with patio, lawn and shrub/fenced surround.

Features

- Superbly extended traditional semi • 3 bedrooms • Good sized garden • Sought after location • 2 reception rooms • Extended refitted kitchen/breakfast • Luxury bathroom, separate shower room • Utility • No chain • Council Tax Band D