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42 Darnick Road, Sutton Coldfield, B73 6PF  
£499,999



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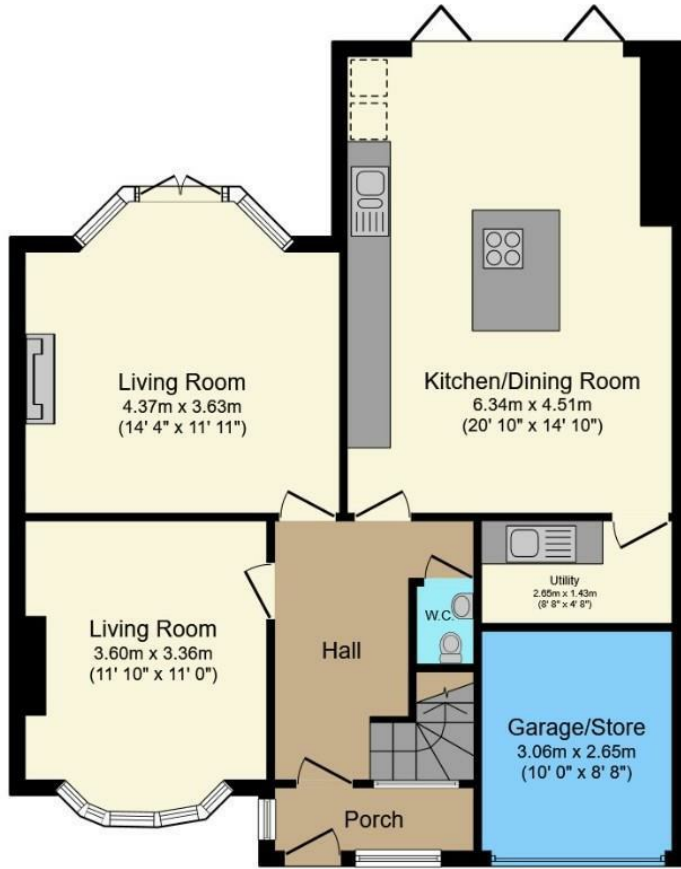
**£499,999**

This immaculately presented, largely extended freehold semi detached family home, competitively priced for an early sale, is superbly located for Boldmere village, Sutton Park, local shops, public transport and schools. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, lovely hall with guests cloaks, 2 excellent reception rooms, magnificent kitchen/family room refitted with central island, breakfast bar, twin ovens, double fridge/freezer, dishwasher, gas hob and microwave, separate utility and garage store. Upstairs, landing with hatch and ladder to loft storage, family bathroom, 3 double bedrooms, bedroom 1 with ensuite. Outside, front garden with block paved driveway and very good sized landscaped garden to rear.

This beautiful home simply must be viewed to be fully appreciated.

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**Ground Floor**



**First Floor**

Total floor area 150.3 m<sup>2</sup> (1,618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



