



Darnford Close, BIRMINGHAM







### Property Description

3 bedrooms and 2 bathrooms, mature garden and perfect location. Situated on a peaceful and friendly road only a few minutes from Shirley high street. This property has a great balance of quiet living in a location with great amenities and nearby schools. Low maintenance living with a driveway and planning permission already in place to add 2 further bedrooms.

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### Approach

Off road parking and access to garage.

### Entrance Porch

Double glazed window and door to front elevation.

### Entrance Hall

Double glazed window to front elevation and laminate flooring.

### Lounge

17' 8" into bay x 10' 5" ( 5.38m into bay x 3.17m )  
Double glazed bay window to front elevation, gas fireplace, carpet and storage cupboard.

### Dining Room

9' 4" x 7' 1" ( 2.84m x 2.16m )  
Double glazed glass door through to conservatory and laminate flooring.

### Kitchen

9' 4" into window x 7' 2" ( 2.84m into window x 2.18m )  
Double glazed window to rear elevation, two spotlights, a range of wall and base units with work surface over incorporating a sink with drainer, integrated oven, gas hob, extractor hood over, tiled floor and space and connections for appliances.

### Utility Room

6' 9" x 7' 6" ( 2.06m x 2.29m )  
Double glazed door and window to rear, loft access, garage access, boiler, work surface, tiled flooring and central heating radiator.

### Guest W.C

Wash hand basin, vanity, W.C, tiled to splashback areas, central heating radiator and extractor.

### Conservatory

7' 8" x 8' 3" ( 2.34m x 2.51m )  
Double glazed French doors and windows to rear elevation, double glazed windows to side elevations and tiled flooring.

## Landing

Loft access, carpet and storage cupboard.

## Bedroom One

13' 1" x 8' 6" ( 3.99m x 2.59m )

Double glazed window to front elevation, storage cupboard, fitted wardrobes, carpet and central heating radiator.

## Bedroom Two

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed window to rear elevation, fitted wardrobes, carpet and central heating radiator.

## Bedroom Three

9' x 6' 3" ( 2.74m x 1.91m )

Double glazed window to rear elevation, carpet, fitted storage and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath, shower, wash hand basin, W.C, tiled floor, central heating radiator, extractor fan and laminate flooring.

## Garage

Up and over door.

## Rear Garden

Gated side access, patio area and storage shed.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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