



Darnick Road, Boldmere
Sutton Coldfield, B73 6PF

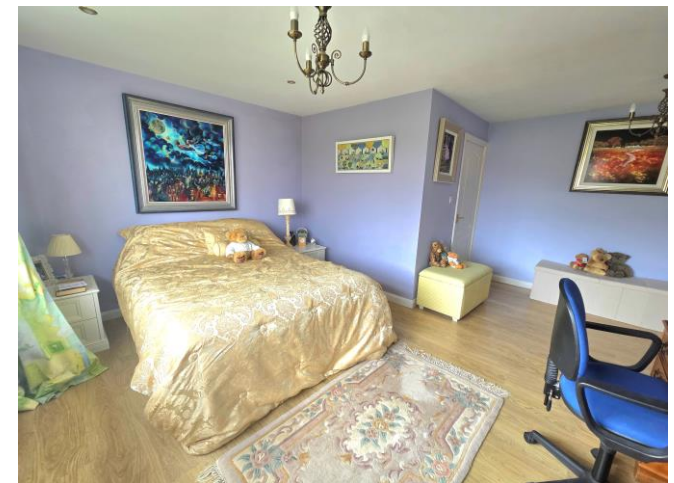
Offers Over £490,000

Boldmere

Offers Over £490,000



This superbly located, extended traditional semi-detached property occupies an enviable position within close proximity to a wide range of sought-after local amenities, including highly regarded schools, shops, and parks. The ground floor offers spacious and versatile living accommodation, comprising two separate reception rooms and a beautifully extended breakfast dining kitchen, ideal for modern family living. A useful utility area provides internal access to the garage, alongside a convenient downstairs WC. To the first floor, the property boasts three well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, as well as a family bathroom complete with both a separate bath and shower cubicle. Externally, the property benefits from a driveway providing off-road parking and access to the garage. Early viewing is highly recommended to fully appreciate the space, location, and quality this fantastic home has to offer. Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





Property Specification

SUPERBLY LOCATED EXTENDED SEMI-DETACHED PROPERTY
THREE DOUBLE BEDROOMS (MASTER WITH ENSUITE)
SEPARATE LOUNGE AND DINING ROOM
BREAKFAST/ DINING KITCHEN WITH UTILITY AREA OFF
DOWNSTAIRS WC

Reception Room 3.62m (11'11") x 3.41m (11'2")

Reception Room 4.37m (14'4") x 4.35m (14'3") max

Kitchen/Diner 6.57m (21'7") max x 4.25m (13'11")

Utility 2.44m (8') x 1.60m (5'3")

Bedroom 2 4.29m (14'1") x 3.42m (11'3") plus
0.27m (0'10") x 0.27m (0'10")

Bedroom 3 4.36m (14'4") max x 3.45m (11'4") plus
0.27m (0'10") x 0.27m (0'10")

Bedroom 1 5.21m (17'1") x 4.91m (16'1") plus
0.27m (0'10") x 0.27m (0'10")

En-suite 1.80m (5'11") x 1.78m (5'10") plus 0.27m
(0'10") x 0.27m (0'10")

Reception Room 3.62m (11'11") x 3.41m (11'2")
Reception Room 4.37m (14'4") x 4.35m (14'3") max

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: 1st April 2026

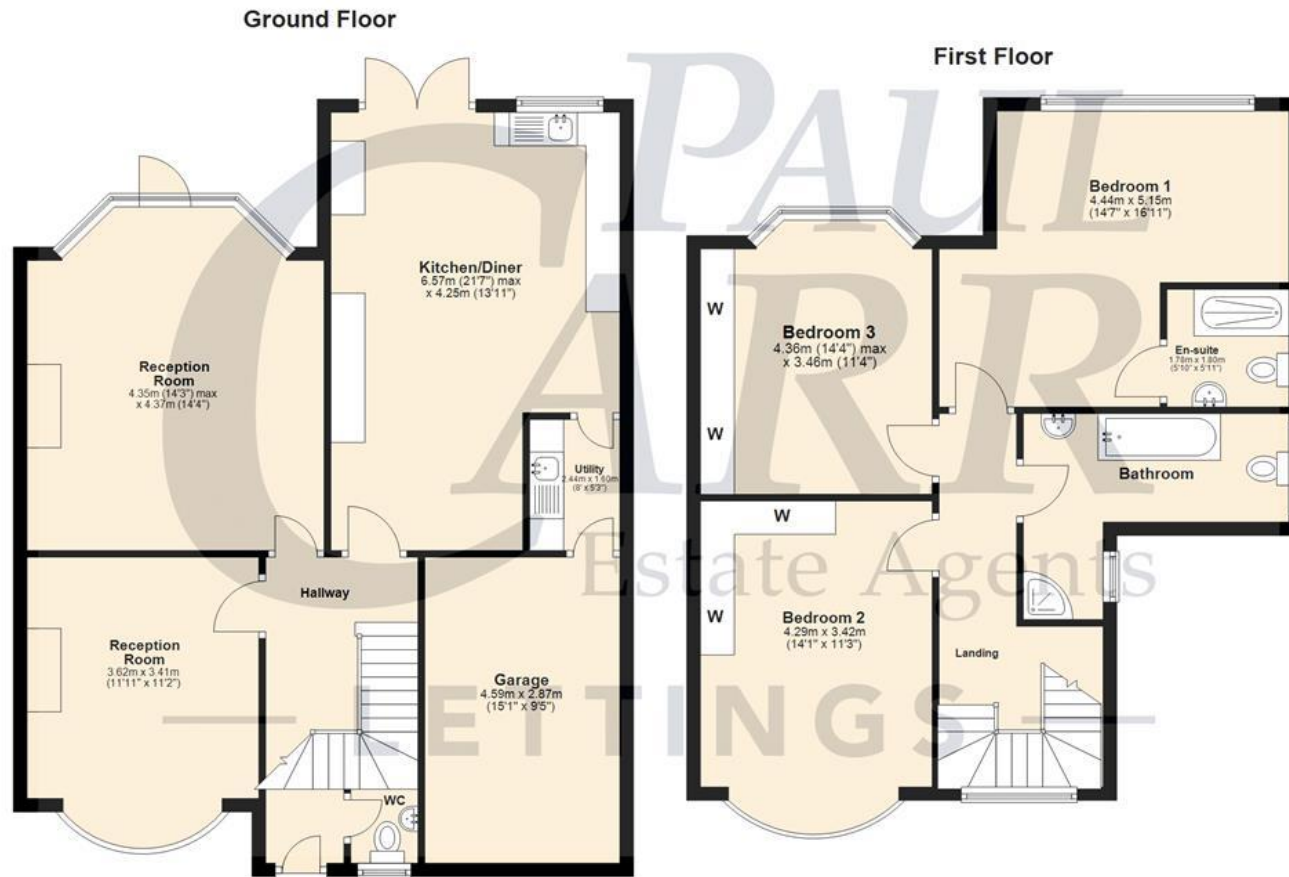
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Viewer's Note:

Services connected: ALL
Council tax band: D
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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		