



Darnick Road

Sutton Coldfield, B73 6PG



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Fine Residential

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A SPACIOUSLY ARRANGED TRADITIONAL FAMILY RESIDENCE OCCUPYING AN ESTABLISHED AND SOUGHT AFTER RESIDENTIAL LOCATION ADJACENT TO SUTTON PARK.

This spacious family residence occupies an attractive setting in this very popular and sought after residential location approached from Monmouth Drive. All amenities are accessible including local shops at Boldmere, schools for all ages, regular public transport and the nearby Sutton Park.

Impressive in appearance with attractive traditional elevations, the property stands well back behind a neat foregarden with drive approach.

The well arranged spacious family accommodation with gas central heating and double glazing briefly comprises:

Arched Porch Entrance.

Reception Hall with coved ceiling.

Guest Cloakroom with WC and wall mounted wash basin. Ceramic tiled floor.





## On The Ground Floor

Lounge. Marble fireplace with gas coal effect fire and decorative timber surround. Coved ceiling and wide bay window to front.

Dining room (currently used as a sitting room). Decorative cornice and full width patio doors to the rear gardens.

Breakfast/Kitchen with an extensive range of units with integrated appliances. Inset 1½ bowl sink, floor cupboards and drawers, wall units, worksurfaces, inset 4 burner hob with extractor above and built-in oven. Ceramic tiled splashbacks, coved ceiling, bay window overlooking the rear gardens, and additional window to rear.

Covered Side Utility with doors to garage and rear gardens.

Storeroom.

Laundry.





### On The First Floor

Approached by a return staircase to landing with tall window to side and coved ceiling.

Bedroom One. Vanity unit with inset wash basin, coved ceiling and wide bay window to front.

Bedroom Two with coved ceiling and window overlooking the rear gardens.

Bedroom Three with coved ceiling and bay window overlooking the rear gardens.

Bedroom Four with coved ceiling and bow window to front.

Shower Room. Wide corner shower with rain head and wash basin inset into polished granite surround with cupboards and drawers below. Ceramic wall and floor tiling and designer radiator.

Separate WC with ceramic wall and floor tiling.

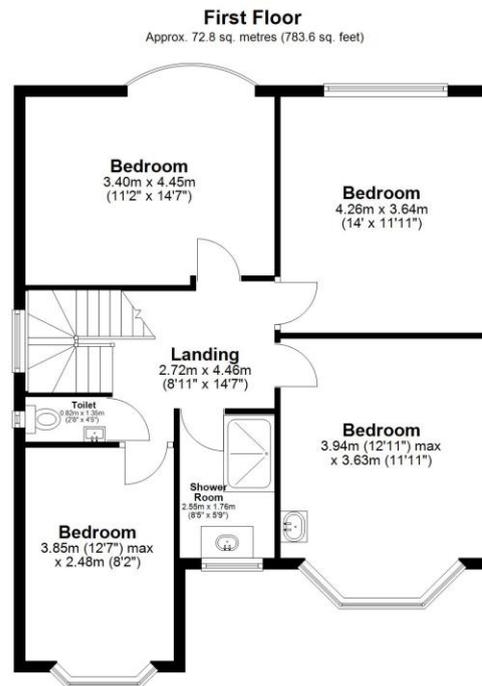
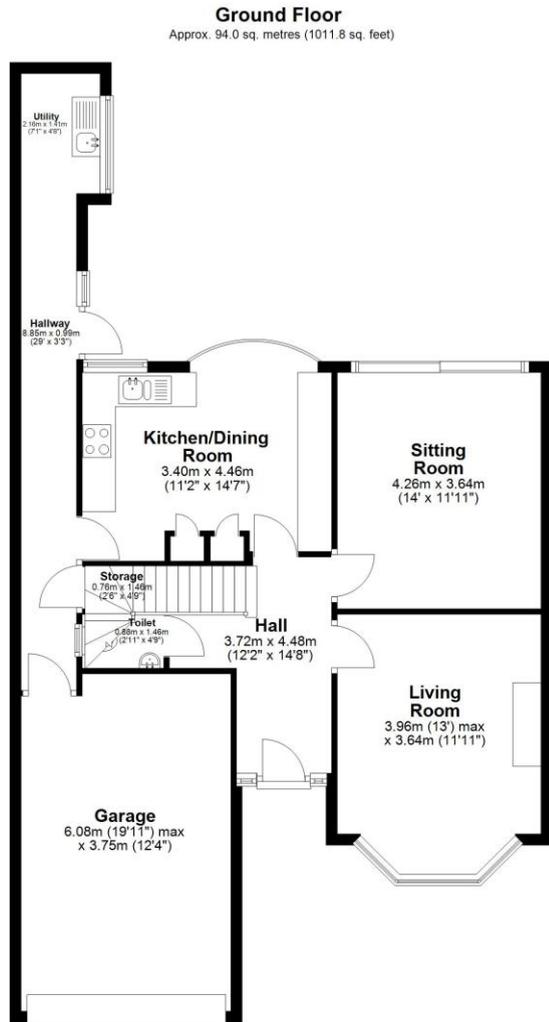
### Outside

Large Garage with electric up and over door, light, power and Worcester gas boiler.

Private Mature Rear Gardens with paved patio, lawn, rockeries, borders, shrubs, bushes and mature evergreens.







Total area: approx. 166.8 sq. metres (1795.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: [enquiries@quantrills.co.uk](mailto:enquiries@quantrills.co.uk)

[www.quantrills.co.uk](http://www.quantrills.co.uk)



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