



Darnick Road, Sutton Coldfield  
West Midlands, B73 6PG

**£500,000**



# Sutton Coldfield

£500,000



This most imposing and characterful detached property occupies a highly regarded and much coveted location set within close proximity of Sutton Park with easy access of the shopping centres at nearby Boldmere and New Oscott with their superior transport links and desirable schools.

The excellent accommodation on offer is accessed via an enclosed porch which leads to a pleasant hall with under stairs cupboard and doors leading off to separate reception rooms and a breakfast kitchen which leads off to a covered side passage and utility.

To the first floor there are three well proportioned bedrooms a bathroom with separate bath and shower and a box room.

Outside the house is set behind an attractive fore garden and drive providing off road parking and access to the oversized garage.

To the rear is a private and mature garden.

- MOST ATTRACTIVE AND DESIRABLE DETACHED PROPERTY
- THREE GENEROUS BEDROOMS
- BREAKFAST KITCHEN
- SEPARATE LOUNGE AND DINING ROOM
- COVETED AND SOUGHT-AFTER LOCATION
- CLOSE PROXIMITY TO NEARBY SUTTON PARK, BOLDMERE AND ITS ASSOCIATED AMENITIES
- UTILITY AREA AND OVERSIZED GARAGE
- FIRST FLOOR BOX ROOM
- PRIVATE MATURE REAR GARDEN







## Property Specification

**MOST ATTRACTIVE AND DESIRABLE DETACHED PROPERTY**

The property briefly comprises:

**Porch**

**Hall**

**Dining Room 3.63m (11'11") x 3.41m (11'2")**

**Utility 2.10m (6'11") x 1.37m (4'6")**

**Lounge 4.24m (13'11") x 3.63m (11'11")**

**Breakfast Kitchen 4.24m (13'11") x 2.71m (8'11")**

**Bedroom 4.24m (13'11") x 3.63m (11'11")**

**Bedroom 3.63m (11'11") x 3.41m (11'2")**

**Box Room 2.93m (9'7") x 0.91m (3')**

**Bedroom 2.72m (8'11") x 2.71m (8'11")**

**Bathroom 3.27m (10'9") x 1.78m (5'10")**

**Garage 7.61m (25'0") x 2.44m (8'0")**

### 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: 9th July 2021

### Viewer's Note:

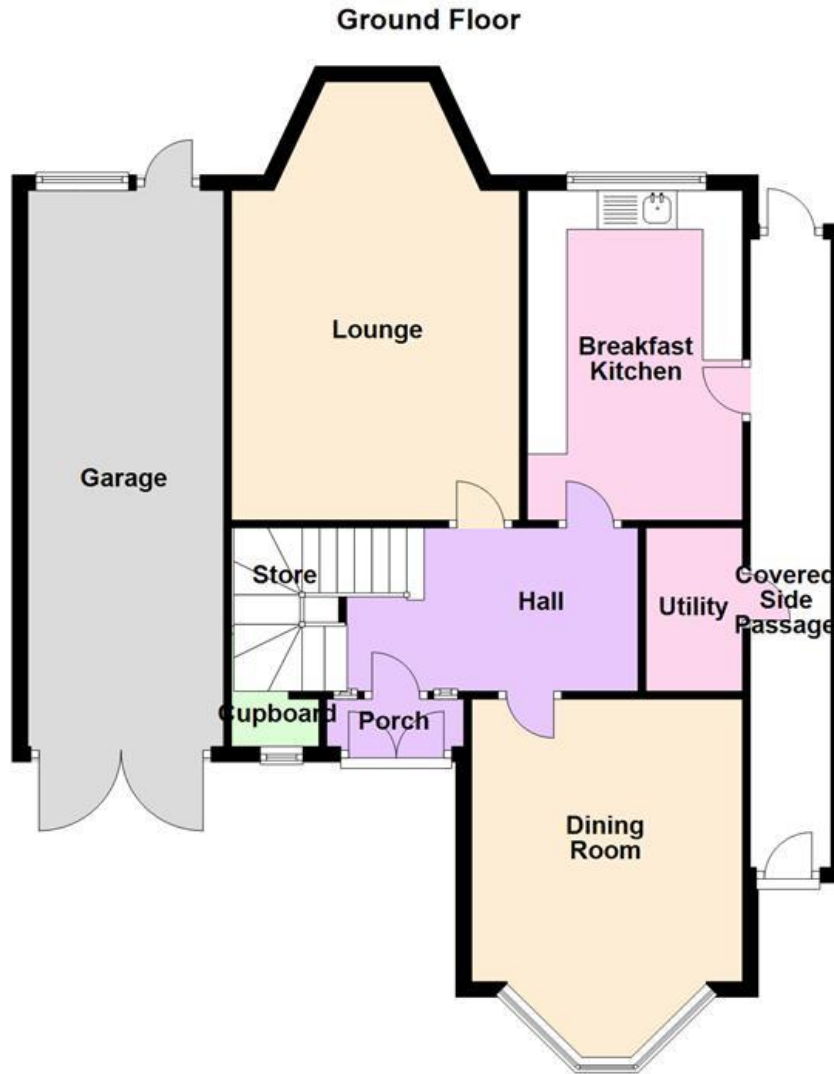
Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Map Location

