



Dunchurch Crescent,
Sutton Coldfield, B73 6QW

£390,000

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This superbly presented detached dormer bungalow has recently been the subject of a comprehensive and thorough program of redevelopment resulting in a fabulous proposition for buyers.

Occupying a convenient and coveted location set off Monmouth drive close to Sutton park the property is within close proximity of many desirable amenities including schools, shops and transport links.

Offering attractive and flexible accommodation the ground floor comprises a generous lounge with inglenook fireplace with log burner, a separate dining room/ground floor bedroom, a contemporary and stylish fitted kitchen and a bathroom.

To the first floor there are three well proportioned bedrooms and a re-fitted shower room.

Outside the front of the property provides off road parking for vehicles with steps up to a store (formerly the garage).

To the rear of the property there is an attractive and open rear garden with fenced perimeters.

- SUPERBLY PRESENTED DETACHED DORMER BUNGALOW
- THREE / FOUR BEDROOMS
- MODERN GROUND FLOOR BATHROOM
- UPDATED FIRST FLOOR SHOWER ROOM
- RE-FITTED CONTEMPORARY KITCHEN
- GENEROUS LOUNGE
- SEPARATE DINING ROOM / GROUND FLOOR BEDROOM
- ATTRACTIVE REAR GARDEN





Property Specification

SUPERBLY PRESENTED DETACHED DORMER BUNGALOW

The property briefly comprises:

Kitchen 3.90m (12'9") x 3.25m (10'8")

Lounge 4.86m (15'11") x 4.51m (14'10")

Bedroom / Dining Room 3.15m (10'4") x 2.87m (9'5")

Bathroom 2.82m (9' 3") x 2.69m (8' 10")

Landing

Bedroom 3.48m (11'5") x 2.97m (9'9")

Bedroom 3.46m (11'4") x 2.56m (8'5")

Bedroom 3.94m (12'11") x 3.45m (11'4") max

Shower Room 2.11m (6' 11") x 1.90m (6' 3")

Storage (formerly garage)

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 November 2020

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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

