

- Five Bedrooms
- Master Ensuite
- Superb Family Home
- Spacious Accommodation

#### 4 Darnford Close, Hall Green, Birmingham, B28 0YJ

This is a FANTASTIC FIVE BEDROOM family home in a much sought after location with NO UPWARD CHAIN. Offering SPACIOUS ACCOMMODATION throughout, this property really MUST BE SEEN to have its potential fulfilled. Call DM & Co. Homes NOW to arrange your viewing.





## Property Description

### DETAILS

Set back from the road in a cul-de-sac, this superb five bedroom family home is available immediately with no upward chain. Upon entering the property via the porch you are welcomed into the entrance hallway that has doors that lead to the lounge, large open plan kitchen / diner and a W.C.. The fully fitted kitchen provides access to the dining room which in turn leads to the conservatory. The utility and converted garage are also accessed off the kitchen (please see floor plan). The garage space is currently in use as storage /music room. This can be reinstated with ease by removing the stud wall and internal door. At first floor level the property has five bedrooms, the master benefiting from an en-suite shower room and a large family bathroom. The property is double glazed throughout and benefits from a gas fired central heating and hot water system.

### ADDITIONAL INFORMATION

The property is well located in a cul-de-sac within walking distance to three excellent Primary Schools that include Kingswood and Roselyn. Shirley is on your doorstep, having an abundance of local amenities, bars and restaurants. Access to the M6 & M42 motorway, Birmingham Airport and the NEC.



### OUTSIDE

To the front the property has a driveway with sufficient space for three cars and a fore garden





that is laid mainly to lawn. To the rear there is a good sized garden and a patio that is perfect for entertaining and alfresco dining.

### **TENURE**

We have been advised that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

### **VIEWING**

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk)



### **WANT TO SELL YOUR PROPERTY?**

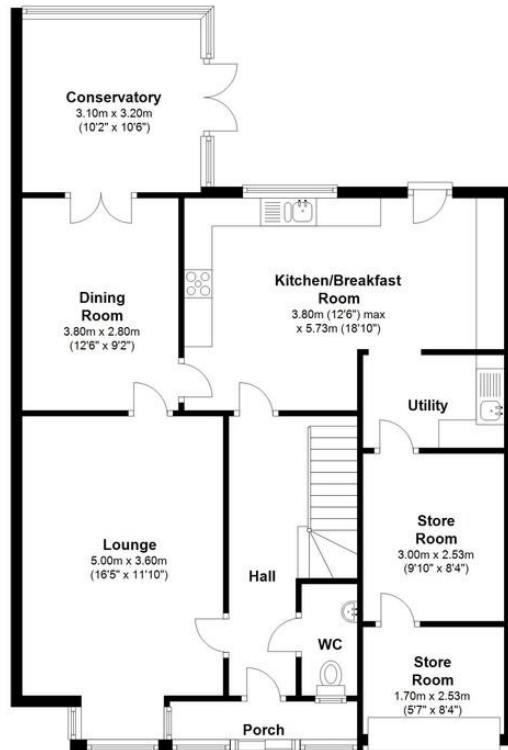
Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

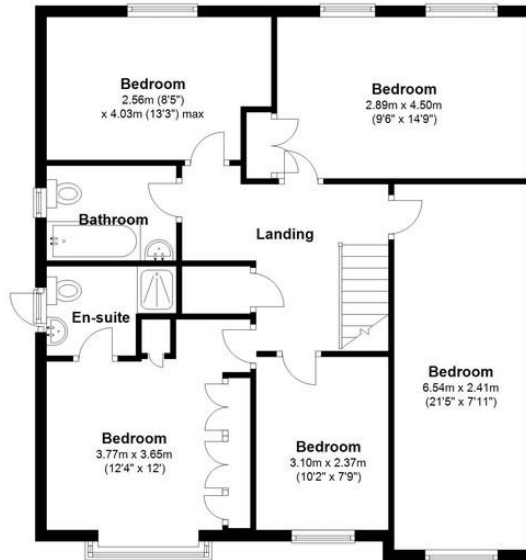
### Ground Floor

Approx. 92.7 sq. metres (997.6 sq. feet)



### First Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



Total area: approx. 171.5 sq. metres (1845.9 sq. feet)

For illustration only, dimensions approximate.  
Plan produced using PlanUp.

