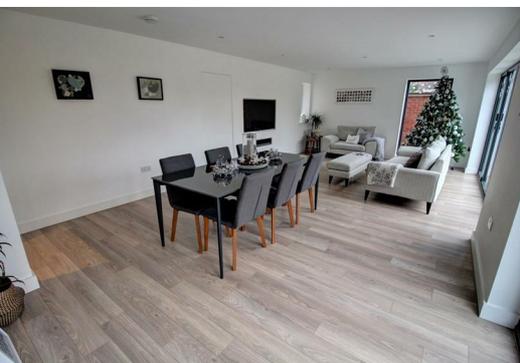




Darnford Close,

Sutton Coldfield, West Midlands, B72 1YU

Offers In The Region Of £580,000



This is a FANTASTIC FIVE Bed FAMILY HOME in a Desirable area of Sutton Coldfield. Being Superbly Modified and Presented by the current owners the LIVING SPACE in this Home needs to be seen to be Believed!!!. Briefly comprising of a STUNNING Family/Dining/Living Room, a High Spec Refitted Kitchen, Lounge, Utility, FIVE Bedrooms, a family bathroom, an en-suite and guest WC. Set on a generous corner plot with Landscaped gardens viewing is highly recommended!!! Call NEWTON FALLOWELL to arrange your VIEWING! OFFERED WITH NO CHAIN!!!!

In Brief

On The Ground Floor.

The property is approached by the generous driveway and is entered into the reception hall. The Lounge is situated to the front and is the perfect room to get away for some quiet time. The Stunning high spec refitted kitchen, which has ample storage and workspace leads round to the fantastic Family/Dining/Living Room. This room needs to be seen to be believed. It is a very versatile room and could be set out a number of ways to suit you needs. There are several bi-fold doors leading out to the rear garden, and duel aspect windows allowing plenty of light to flood in. There is also a Utility room and Guest WC downstairs.

On The First Floor.

There are Five bedrooms... A king sized master bedroom with a refitted en-suite shower room. Three Double Bedrooms, one of which has fitted double wardrobes, And, the fifth bedroom is a good single room. There is also a good sized family bathroom.

Outside.

Being situated on a corner plot means there is a large front garden and a large driveway with two separate entrances. There is an integral Garage (measurements on details). The landscaped rear garden has an amazing patio area and lawn with mature beds and borders.

Hallway

Lounge

14'6" x 11'1" (4.44m x 3.39m)



Refitted Kitchen

18'11" max x 10'1" max (5.79m max x 3.09m max)



Family/Dining/Living Room

25'3" x 13'8" (7.72m x 4.18m)



Utility Room

Guest WC

First Floor Landing

Master Bedroom

15'5" max x 13'8" max (4.70m max x 4.17m max)



En-Suite Shower Room



Bedroom Two

12'10" max x 12'6" max (to rear of wardrobes) (3.92m max x 3.83m max (to rear of wardrobes))

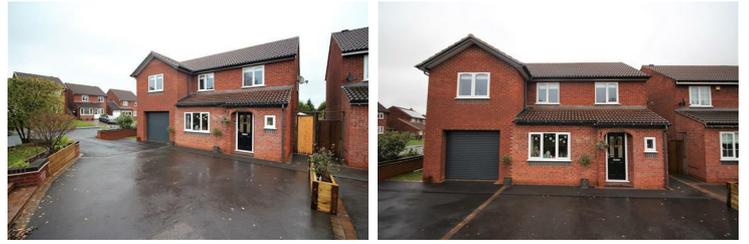


Bedroom Three

11'4" x 10'0" (3.46m x 3.05m)



Front Aspect & Drive



Front Garden



Bedroom Four

7'6" x 7'0" (2.31m x 2.14m)



Integral Garage

11'6" (w) x 9'3" (l) (3.51m (w) x 2.82m (l))

Rear Garden



Tenure

Freehold

EPC

Grade D

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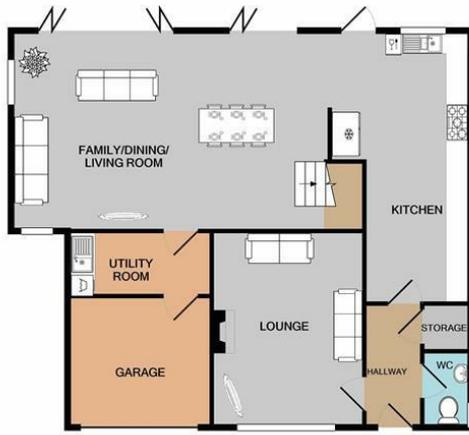
Bedroom Five

8'5" x 6'11" (2.58m x 2.13m)

Family Bathroom



Outside

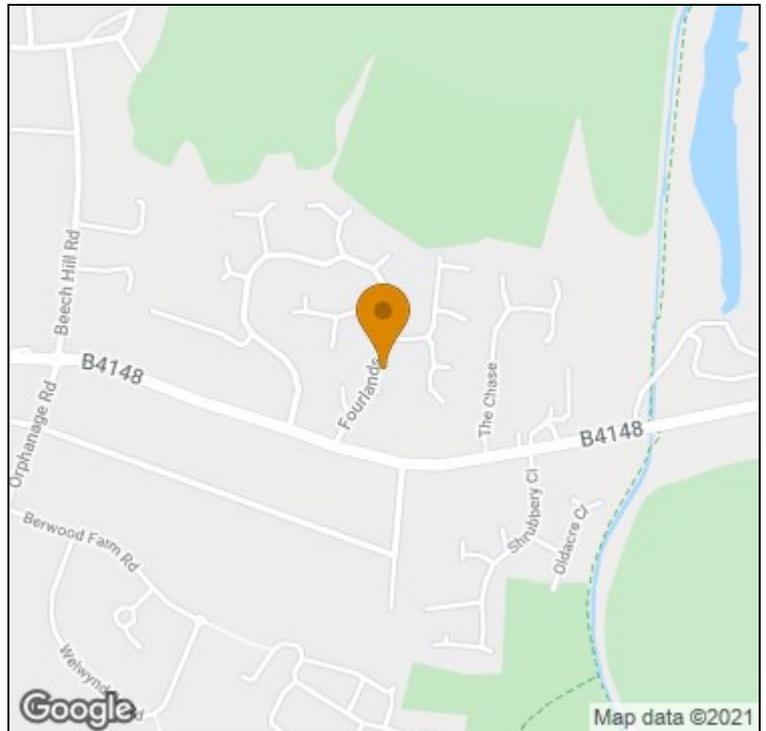
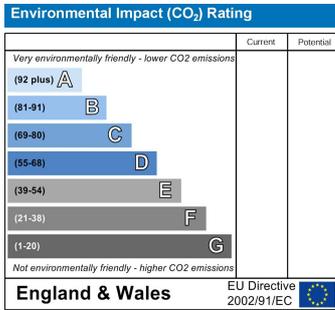
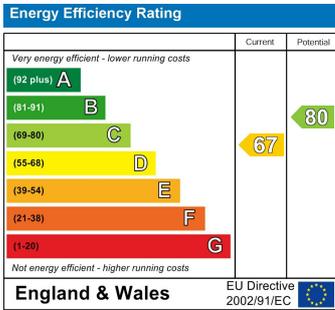


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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t: 01212709744 e: erdington@goodchilds-uk.com

www.newtonfallowell.co.uk