

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- ◆ A very spacious traditional styled semi detached property
- ◆ Entrance hall
- ◆ Lounge and separate dining room
- ◆ Fitted kitchen with a range of white high gloss units
- ◆ Conservatory with guests cloakroom/ utility to rear
- ◆ Three very generous bedrooms
- ◆ Family bathroom with white suite
- ◆ Fore garden with lawn and driveway leading to garage front
- ◆ Beautiful mature rear garden
- ◆ No upward chain



*9 Darnick Road, Sutton Coldfield, B73 6PE ~ Offers around £425,000*

Acres are delighted to offer for sale this superb freehold and traditional styled property ideally located on a very well respected residential road close to many amenities including, shops, restaurants, schools, public transport and the beauty spot that is Sutton Park. The interiors are well sized throughout and include the following, entrance hall, cloaks cupboard, lounge, dining room, fitted kitchen, conservatory and guests cloakroom/utility. To the first floor are three very spacious bedrooms and bathroom with white suite. Outside is a fore garden with bordered lawn and driveway offering parking space and access to garage front and to the rear is a beautiful mature garden with patio, lawn and long lawn with an abundance of flowering and verdant trees and shrubs. Viewing should be considered a priority to appreciate all that is on offer. Council tax band D EPC rating D.

Access is via: A fore garden with lawn and brick block drive leading to garage front

**ENCLOSED PORCH** Having double glazed leaded light windows and double doors leading to a feature stained glass timber reception door into:

**HALLWAY** Staircase to first floor, radiator, panelling to picture rail height, doors into lounge, dining room, kitchen and

**CLOAK CUPBOARD** With coat hooks and four leaded light stain glass windows

**LOUNGE 14'4" into bay max 12'00" min x 12'00" max 10'9" min to chimney breast** Having double glazed bay to front, radiator, living flame effect fire, coving to ceiling, picture rail, shelving to recess

**DINING ROOM 14'6" max into bay 12'8" x 11'00 max 9'8" min** Having a double glazed bay window to rear including patio doors into garden, radiator, fire surround with living flame effect fire, coving to ceiling, picture rail

**KITCHEN 12'4" max x 7'4" max** Having a range of white high gloss units to include drawer, base and eye level cupboards, contemporary work surface, tiling to part walls and floor, four ring electric hob, double oven/grill combination under and extractor hood over, double stainless steel sink and drainer, double glazed window, door into pantry and double glazed door out to:

**CONSERVATORY 12'3" x 7'7" min 9.2" max** Having double glazed window to side and rear, double opening doors to rear and door to side

**GUEST CLOAKROOM/UTILITY** Having white close coupled WC, wash hand basin, space and plumbing for washing machine, tiling to walls and floor, double glazed pattern window

**FIRST FLOOR LANDING** Having double glazed window to side, access to loft

**BEDROOM ONE 14'6" max into bay 12'6" min x 9'00" min into wardrobe front 10'11" max** Having double glazed bay window to rear, mirror fronted wardrobe to one side, radiator

**BEDROOM TWO 14'9" max into bay 12'00" min x 12'00" max into wardrobes 9'10" min to wardrobe front** Having double glazed bay window to front, mirror fronted wardrobe, radiator, coving to ceiling, picture rail

**BEDROOM THREE 10'10 x 7'00"** Having double glazed leaded light window to front, radiator, door into walk in storage with window to rear

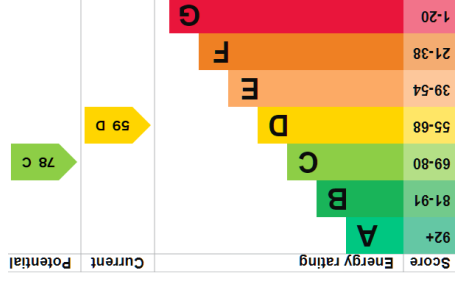
**BATHROOM** White suite comprising of panel bath, pedestal wash hand basin, close coupled WC, self contained shower cubicle, tiling to walls, gas heater

**GARAGE (please check the suitability of this garage for your own vehicle)**



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**

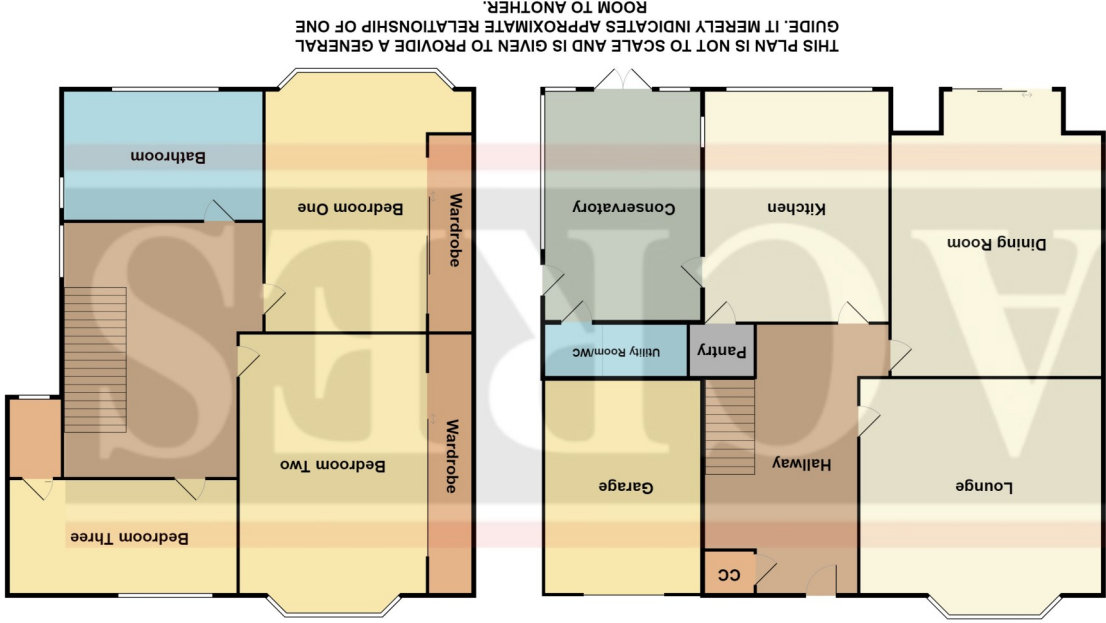




**TENURE:**

**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)  
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 As per sales particulars.  
 Recommended via Acres on 0121 321 2101.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.