



67 DARNICK ROAD, SUTTON COLDFIELD, B73 6PF



Asking Price £650,000

Situated in a highly sought after residential location, within easy reach of Sutton Park, Boldmere High Street and Princess Alice Retail Park, this beautifully presented and thoughtfully extended four bedroom detached family home offers an exceptional combination of spacious accommodation, contemporary styling and versatile modern family living. Ideally positioned for access to a wealth of local amenities, independent shops, cafés, restaurants and leisure facilities, the property also benefits from excellent transport links and a selection of highly regarded schools nearby. The extensive open spaces of Sutton Park are within easy reach, providing a wonderful setting for walking, cycling and outdoor recreation, making this an ideal location for families looking to enjoy both convenience and a desirable residential setting. Having been thoughtfully extended, meticulously maintained and beautifully presented throughout, this impressive family home offers a superb standard of accommodation that is ready to move straight into. The heart of the home is undoubtedly the stunning open plan kitchen, dining and family room, designed with modern family life and entertaining in mind, featuring a contemporary fitted kitchen with central island, an impressive extended family area with bi folding doors opening onto the rear garden and an abundance of natural light from the skylights above. Further benefits include a separate lounge, useful utility area, guest WC, four well proportioned bedrooms, a luxurious family bathroom, a generous and private rear garden, garage and ample off road parking. Combining stylish interiors with practical and well thought out living spaces, this truly wonderful family home must be viewed internally to fully appreciate the quality, space and versatility of accommodation on offer. A property not to be missed!

The property is approached via an attractive and substantial block paved driveway providing ample off road parking for multiple vehicles. The frontage is complemented by a lawned corner area with established bushes and a brick built boundary, creating an attractive first impression. The driveway provides access to the garage and leads to a covered canopy porch and the main entrance to the property.

ENTRANCE HALL: Accessed via a contemporary composite front entrance door with obscure glazed panels to either side, the welcoming entrance hall provides an excellent introduction to the beautifully presented accommodation throughout. Featuring newly laid ceramic tile flooring, a stylish column radiator, cloakroom and stairs rising to the first floor landing. Doors provide access to the ground floor accommodation.

LOUNGE: 14'10" max x 11'06" min x 10'09" A beautifully presented and inviting reception room featuring a PVC double glazed bay window to the front with fitted shutters, allowing plenty of natural light to fill the space. The focal point of the room is an attractive coal effect fire set upon a marble hearth with decorative inset and surround, creating a warm and welcoming atmosphere. Further benefits include a radiator, laminate flooring and ample space for lounge furniture, providing an ideal setting for relaxing and unwinding.

OPEN PLAN KITCHEN, DINING AND FAMILY ROOM: Undoubtedly one of the most impressive features of this wonderful family home is the substantial open plan kitchen,



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dining and family room, which has been thoughtfully designed and extended to create a spectacular space for modern family living. Combining contemporary finishes with generous proportions and an abundance of natural light, this exceptional area provides the perfect setting for everyday family life, social gatherings and entertaining guests.

KITCHEN AREA: 20'00" x 13'04" A stunning contemporary fitted kitchen offering an extensive range of matching base and wall units with complementary drawers, beautifully finished with quartz work surfaces incorporating a stainless steel sink with inset drainer grooves. A comprehensive range of integrated appliances includes a dishwasher, double oven, five ring gas hob with extractor hood above and a tall fridge. A particular feature of the kitchen is the impressive central island, incorporating additional base units and matching quartz work surfaces, together with a breakfast bar seating area, providing the perfect space for informal dining and socialising. Further benefits include a contemporary column radiator, newly laid ceramic tile flooring and additional space for a comfortable seating area. The kitchen flows effortlessly into the extended dining and family accommodation, creating a wonderful open plan environment perfectly suited to the demands of modern family living.

DINING / FAMILY AREA: 24'09" x 14'08" An outstanding extended living space, thoughtfully designed to provide an exceptional area for both dining and relaxation. The room is flooded with natural light courtesy of two large double glazed skylights and an impressive set of double glazed bi folding doors spanning the rear, opening directly onto the garden and creating a seamless connection between indoor and outdoor living. The generous proportions comfortably accommodate a substantial dining table and chairs alongside an additional family seating area, making this a truly versatile space for entertaining, family gatherings and everyday living. Further benefits include underfloor heating and continued ceramic tile flooring throughout, enhancing the contemporary feel of this impressive extension. With attractive views over the rear garden, this wonderful room truly forms the heart of the home.

UTILITY AREA: 28'08" x 3'08" A particularly useful and well planned utility area extending along the length of the property, providing excellent additional storage and laundry facilities. Fitted with a stainless steel sink and drainer set within marble work surfaces, complemented by matching base and wall units, together with space for a washing machine, tumble dryer and additional under counter appliance. Further features include continued laminate flooring, a PVC door providing access to the front and a part obscure glazed PVC door opening to the rear garden, offering convenient access and practicality for busy family life.

GUEST WC: A beautifully appointed contemporary guest cloakroom fitted with a stylish suite comprising a low flushing WC and hand wash basin set within a floating vanity unit with attractive tiled splashback. Further features include a contemporary column radiator, completing this practical and well presented addition to the ground floor accommodation.

FIRST FLOOR LANDING: Stairs rise from the entrance hall to the first floor landing, featuring an obscure PVC double glazed window to the side, allowing natural light into the space. Input ventilation unit installed and further benefits include access to the loft and doors leading to all four bedrooms and the family bathroom.



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any
prospective purchaser's solicitor.
Council Tax Band: E Council:





BEDROOM ONE: 14'07" x 10'10" A beautifully presented and spacious principal bedroom featuring an attractive PVC double glazed bay window to the front with fitted shutters, providing an abundance of natural light whilst maintaining privacy. Further features include a radiator, laminate flooring and ample space for bedroom furniture, creating a comfortable and relaxing retreat.

BEDROOM TWO: 13'06" x 11'06" A further generously proportioned double bedroom enjoying views over the rear garden through a PVC double glazed window with fitted shutters. Featuring a contemporary column radiator, laminate flooring and ample space for bedroom furniture, this attractive room provides excellent accommodation for family members or guests.

BEDROOM THREE: 8'06" x 8'00" A well presented bedroom featuring a PVC double glazed window overlooking the rear garden with fitted shutters, contemporary column radiator, laminate flooring and space for bedroom furniture. This room offers flexibility for a variety of uses to suit individual family requirements.

BEDROOM FOUR: 8'09" x 3'02" A versatile fourth bedroom featuring a PVC double glazed bow window to the front with fitted shutters and a contemporary column radiator. Offering excellent flexibility, this room would make an ideal nursery, home office or study, particularly suited to those working from home.

FAMILY BATHROOM: A beautifully designed and luxurious contemporary family bathroom, finished to an excellent standard and featuring a stylish suite comprising a generous walk in shower enclosure with glass side screen and attractive tiled surrounds, together with an elegant freestanding bath providing the perfect space to relax and unwind. Further features include a low flushing WC, contemporary hand wash basin set within a floating vanity unit, complementary half height wall tiling, tiled flooring and a ladder style heated towel radiator. An obscure PVC double glazed window to the side provides natural light and privacy, completing this impressive family bathroom.



REAR GARDEN: The property enjoys a substantial and beautifully arranged rear garden, providing a wonderful outdoor environment for families, entertaining and relaxation. Immediately adjoining the property is an impressive decked seating and entertaining area, perfectly positioned to enjoy the garden and offering an ideal setting for outdoor dining, summer gatherings and social occasions.

Attractive raised planting beds to either side provide additional character, whilst steps lead down to an extensive lawned garden, offering plenty of space for children to play and families to enjoy.

The garden is enclosed by fencing to the boundaries, with established trees and bushes to either side providing an attractive outlook and a good degree of privacy. The generous outdoor space perfectly complements the impressive internal accommodation, making this an exceptional family home both inside and out.

GARAGE: A useful garage providing excellent additional storage space, with doors to the front for access. The garage also offers potential for conversion to create further accommodation, a home office or additional living space, subject to obtaining any necessary planning permissions and building regulations approval. (Please check the suitability of this garage for your own vehicle)



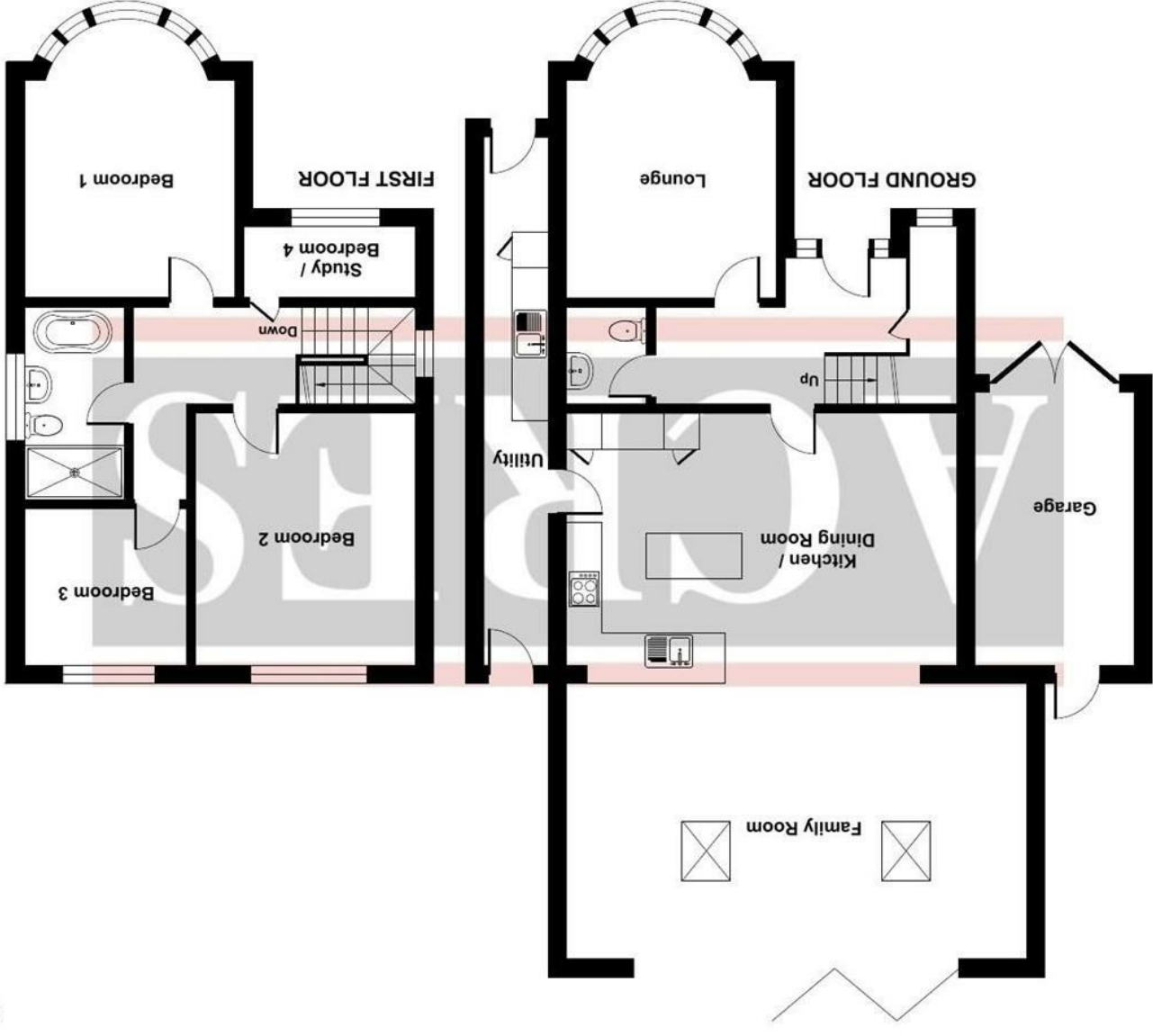
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For identification only - Not to scale



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

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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, 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.