

# Darnick Road, Boldmere,

Sutton Coldfield, B73 6PF

Guide price £475,000

## Why this home is chosen...

Located close to Sutton Park and Princess Alice Park, this traditional semi-detached property offers tremendous potential to extend (stp) and create a wonderful family home.

## A quick tour

Highlights of this property include:

- Four bedrooms
- Two reception rooms
- Utility room
- Driveway and garage
- Scope to extend and improve (stp)
- No upward chain
- Did we mention it's close to Sutton Park?



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**Come on in...**



#### **VIEWING**

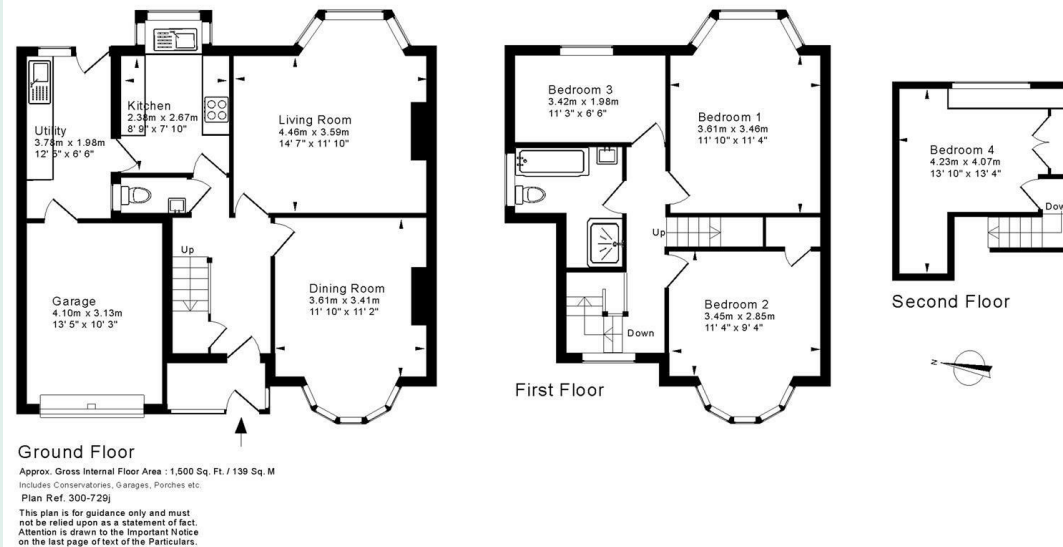
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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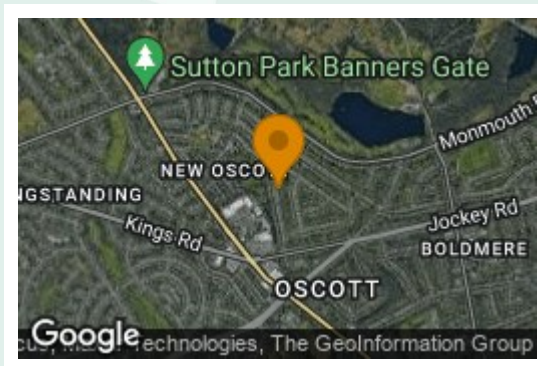
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## FLOOR PLAN



## HYBRID MAP



## ENERGY EFFICIENCY

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

## PURCHASER FEE

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price (subject to a minimum fee of £2,000 plus VAT) which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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