



70, BONSALL ROAD

ERDINGTON, BIRMINGHAM - GUIDE PRICE £350,000

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Why this home is Chosen...

Why is this home Chosen...

This extended semi-detached family home is located in a popular residential area just a short walk from Boldmere and from the local train station. This incredible home offers a modern kitchen, conservatory, dining room, family room, utility area with ample storage and W.C, three bedrooms and stunning family bathroom. The property also benefits from a two-car driveway and a gorgeous, extensive rear garden.

A quick tour

Highlights of this excellent family home include:

- * Popular cul-de-sac location
- * Walking distance to local train station
- * Three bedrooms
- * Three generous reception rooms
- * Stunning and modern interiors
- * Utility area with ample storage
- * Substantial garden
- * Did we mention it's in walking distance to local shops and amenities?



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Oozing with luxury

On entering this immaculate family home, you are embraced by a spacious hallway with oak-effect laminate flooring and stairs leading to the first floor.

The contemporary family kitchen has been newly fitted with grey high-gloss units, gas hob and plenty of storage. Additional appliances include fitted fridge/freezer, dishwasher and double oven.

The rear reception room offers cosy interiors, a stunning log burner and opens onto the large conservatory; currently used as a dining area with patio doors to the garden.

Overlooking the front of the property; the third reception room has a stunning bay window creating a large space perfect for another lounge. This room is used by the current owners as a snug/office.

The ground floor also offers a utility area with extensive storage, a guest W.C and a rear door into the garden.

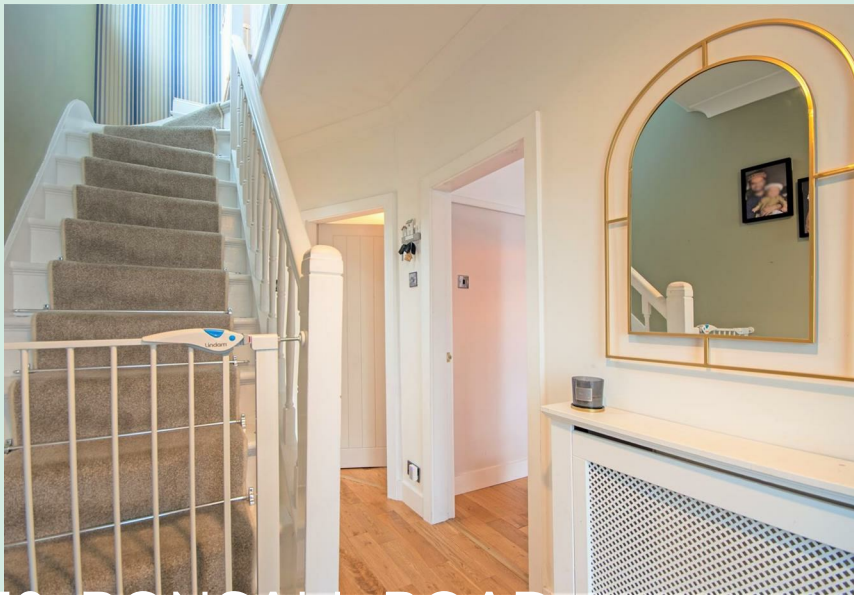
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Stepping Upstairs...

To the first floor, both bedroom one and bedroom two are reasonable in size with the front bedroom benefiting from a bright, open bay window. Bedroom three is single in size and currently used as a nursery.

The family bathroom offers a stunning free-standing bath, WC, wash basin with drawers for storage and separate shower unit.



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Stepping Outside...

The rear garden is stunning and long in length with mature plants and shrubs, multiple patio areas for dining and entertaining and a shed to the rear. The front driveway offers off-road parking for two cars.

The property is tucked away quietly in a popular cul-de-sac and is conveniently located within easy reach of local amenities and shops and within walking distance to Chester Road train station.



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70 Bonsall Road, B23 5SY

Approximate Gross Internal Area = 130.5 sq m / 1405 sq ft

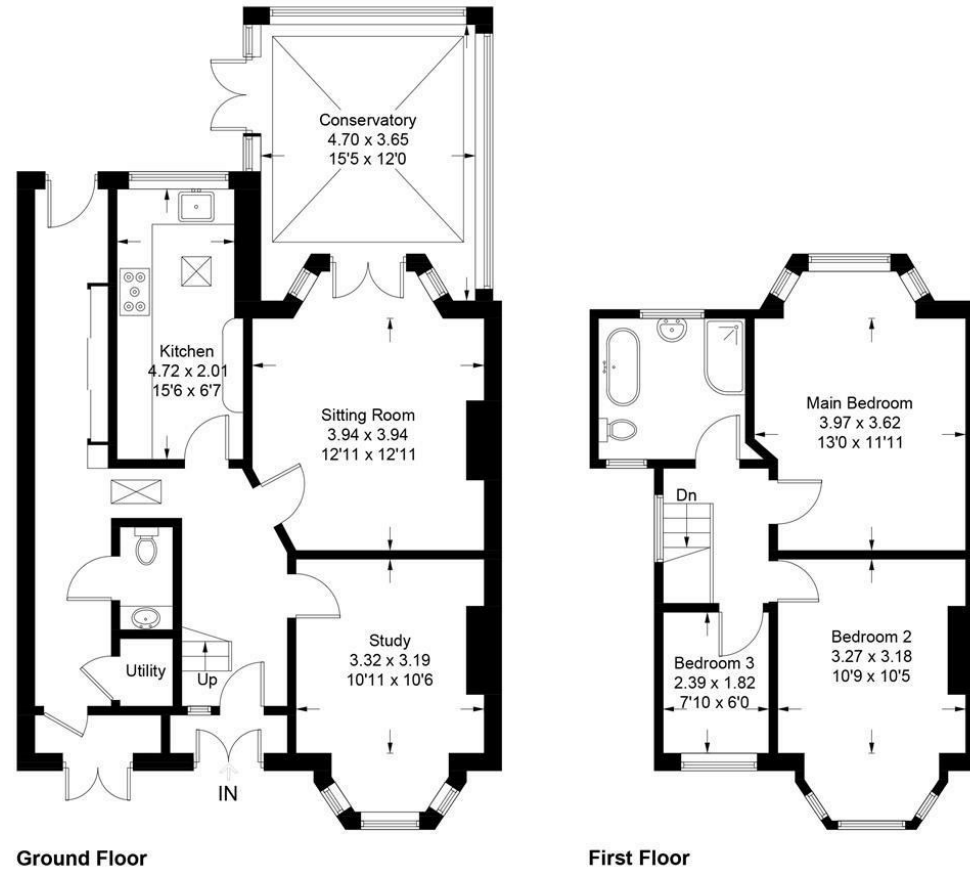


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID994103)

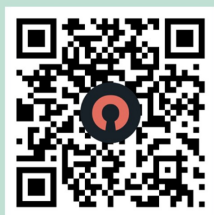
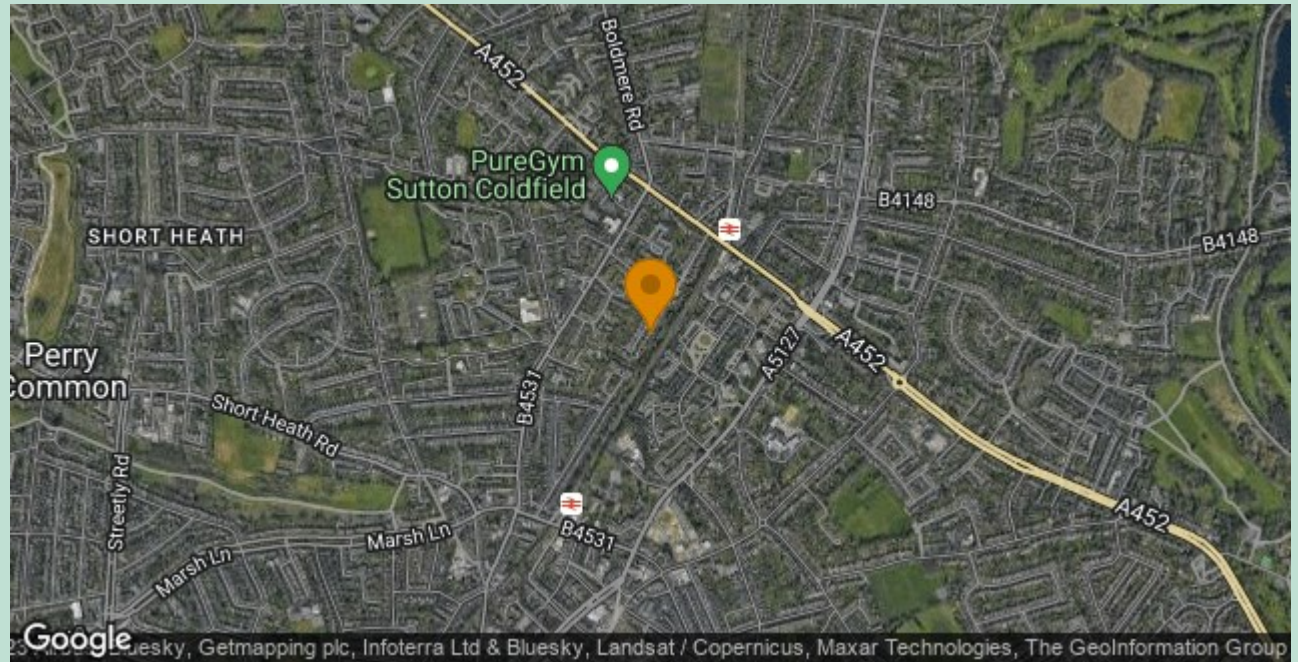
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Enquiries

70 Bonsall Road is exclusively marketed by Chosen Home Ltd.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		80
(09-10) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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