





# Bonsall Road, Erdington, Birmingham

£300,000

3 1 2





One of the finest three bedroom semi-detached homes you will see! Coming to the market well presented throughout, this generously proportioned home sits on an extremely spacious plot with character and offers a superb family friendly layout. The accommodation comprises an entrance porch, through entrance hall with two separate reception rooms, either of which could be used as the living room, and vice versa as a dining room. There is also a kitchen which offers more space than most homes of this period. Upstairs are three bedrooms, including two very large doubles, each with their own walk-in bay windows, whilst there is a modern family bathroom with separate WC. Outside is even more impressive, with a driveway providing plenty of parking space to the front, whilst the garage store provides secure front to rear access. The rear garden is stunning. It is beautifully landscaped, large and comes with a large flagstone paved patio, lawn with mature shrub borders and a useful garden shed and greenhouse. There is also a fabulous summer house at the rear of the plot, providing the perfect peaceful escape. Don't miss out and book in your visit today!

### Entrance Porch

A front facing UPVC double glazed exterior door, opens to a porch with wood effect flooring.

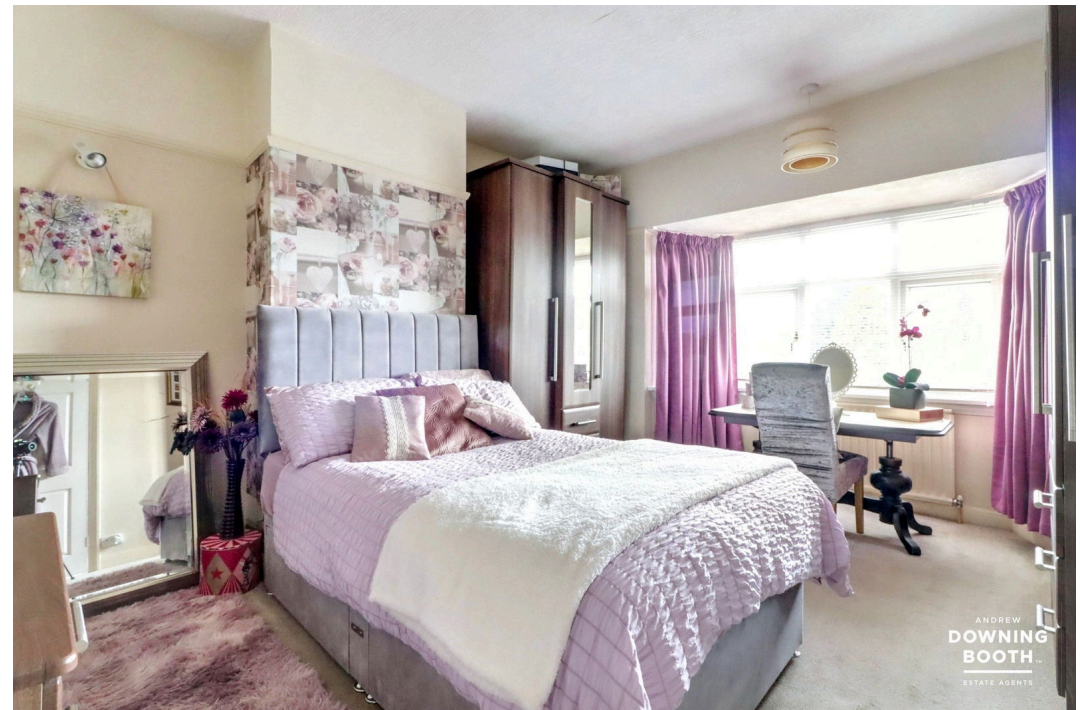
### Entrance Hall

A UPVC double glazed door opens from the porch to the entrance hall, which is fitted with a wood effect flooring and radiator. There is also a picture rail and a staircase leading up to first floor accommodation.

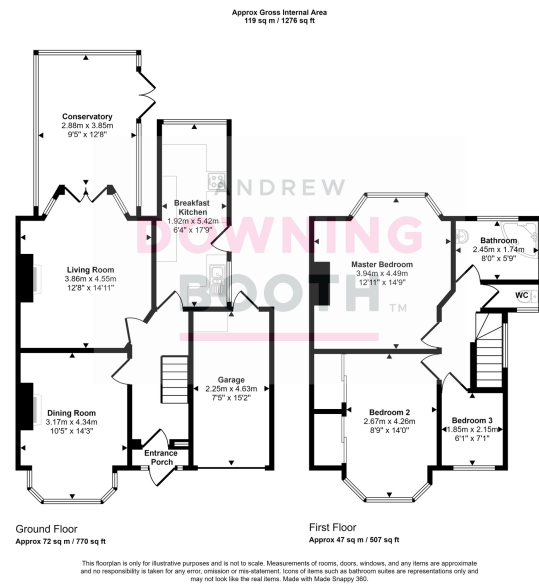
**Dining Room** - 4.28m (max into bay)x 3.1m (14'0"(max into bay) x 10'2")

A very spacious reception room is fitted with a front facing UPVC double glazed bay window, radiator and both a picture rail and dado rail. There is space for an electric fire, sitting on a solid marble hearth providing an attractive focal point to the room.

**Living Room** - 4.22m (max into bay)x 3.8m (13'10"(max into bay) x







- Spacious Three Bedroom Semi-Detached Home
- Modern Kitchen
- Beautiful Large Landscaped Garden
- Two Large Reception Rooms & Conservatory
- Contemporary First Floor Bathroom & Separate WC
- Large Driveway & Garage Store

