



Bonsall Road, Erdington  
Birmingham, B23 5SY

£225,000

# Erdington

£225,000

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AVAILABLE WITH NO UPWARD CHAIN - CASH BUYERS ONLY INVITED - THE PROPERTY ON OFFER IS AN EXTENDED AND PART COMPLETED RENOVATION.

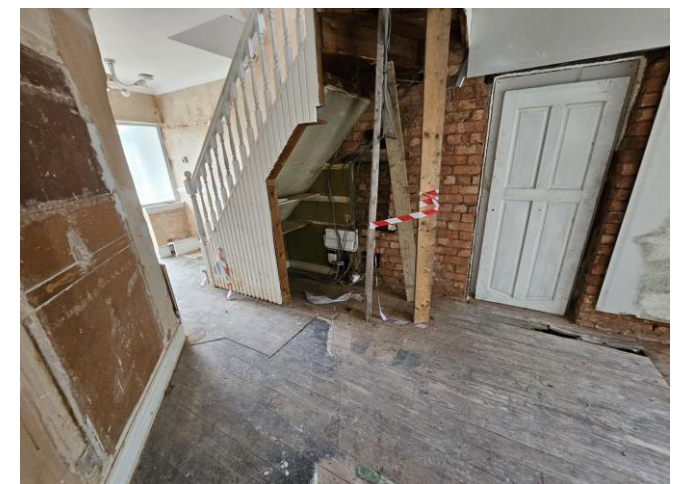
Representing a tremendous opportunity for refurbishment this traditional semi detached property would require a full renovation program being un-fitted and consequently will be available to cash buyers only.

The property is ideally located for a range of local amenities to include public transport routes offering both road and rail connections, schools and with Erdington and Boldmere shopping areas within quarter and half mile distance respectively.

The home on offer briefly comprises; entrance hallway with open access into a rear open plan family kitchen/dining room, with separate front facing lounge. To the first floor are three bedrooms, and a separate bathroom.

Off road parking is provided to the front driveway with side garage, rear gardens face east and are currently in need of cultivation.

VIEWINGS ARE STRICTLY BY APPOINTMENT AND FOR PROCEEDABLE CASH PURCHASERS ONLY.





## Property Specification

THIS PART FINISHED  
EXTENDED TRADITIONAL SEMI-DETACHED  
FAMILY HOME  
BRIEFLY COMPRISES;

Porch

Lounge Area 4.01m (13'2") max x 3.23m (10'7")

Open plan family room and kitchen 19' 7" x 16' 6"  
(5.96m x 5.04m)

Landing

Bedroom 1 4.12m (13'6") max x 3.15m (10'4")

Bedroom 2 3.94m (12'11") max x 3.15m (10'4")

Bedroom 3 2.15m (7'1") x 1.90m (6'3")  
plus 1.89m (6'2") x 1.89m (6'2")

Garage

Bathroom

### Agent's Note:

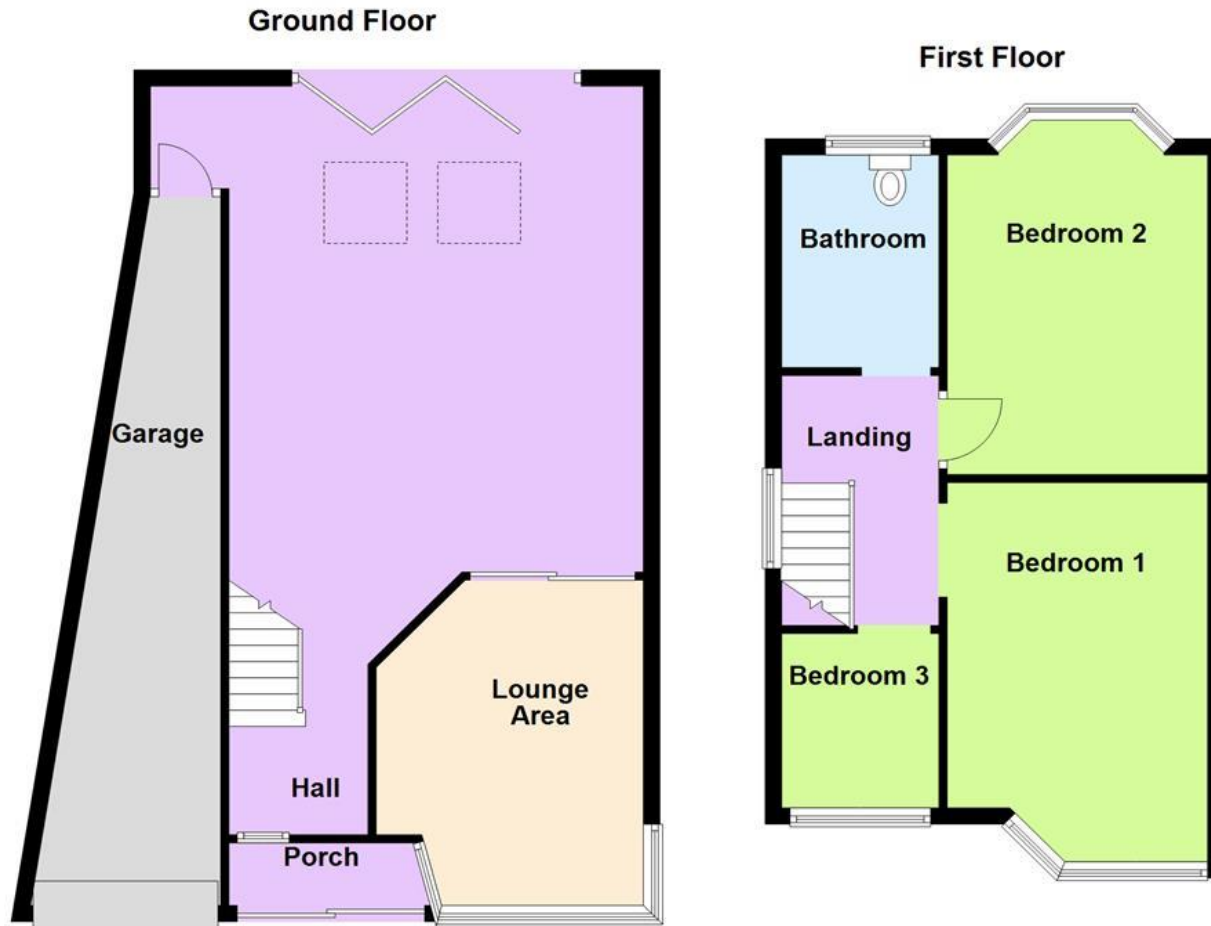
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 13th November 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage (not connected or tested)  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

