



Bonner Drive,
Sutton Coldfield, B76 1DY

Offers in Excess of £350,000

Paul Carr are delighted to offer for sale this incredible, traditional styled, freehold home, beautifully positioned within a very popular cul de sac location that is close to many amenities including, parks, public transport, shops and schools for all ages. The interiors of this property are impressive throughout and include the following, An enclosed porch, leading to a welcoming entrance hall and very useful guests cloakroom. There is a lovely through lounge/dining room that is beautifully presented and incredibly generous in size that in turn leads to a conservatory that is perfect for relaxing in over looking the well manicured garden. The kitchen is extended, modern and bright with a range of white drawer, base and eye level units, integral appliances including fridge freezer and dishwasher, induction hob with extractor hood over and double oven. There is a door then leading to a superb laundry/utility room with fitted units, space and plumbing for washing machine and space for dryer and access into storage (formally the garage). To the first floor is a landing that leads to three excellent stylish bedrooms and a bathroom with white suite including both a bath and separate shower cubicle. Outside this property does not disappoint to the front is a deep fore garden with lawn and driveway offering multiple parking and to the rear is a wonderful garden that is ideal for alfresco dining and enjoying the sun. This property needs to be viewed to appreciate what a wonderful home it will be

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.



Porch

Hallway

Lounge/Dining Room 25' 8" x 10' 9" (7.82m x 3.27m)

Conservatory 9' 9" x 6' 0" (2.97m x 1.83m)

Kitchen 12' 10" x 12' 6" (3.91m x 3.81m)

Laundry Room 10' 0" x 6' 9" (3.05m x 2.06m)

Store 6' 9" x 3' 2" (2.06m x 0.96m)

Landing

Bedroom 1 11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom 2 13' 6" x 9' 9" (4.11m x 2.97m)

Bathroom 9' 8" x 6' 1" (2.94m x 1.85m)

Bedroom 3 8' 11" x 6' 6" (2.72m x 1.98m)





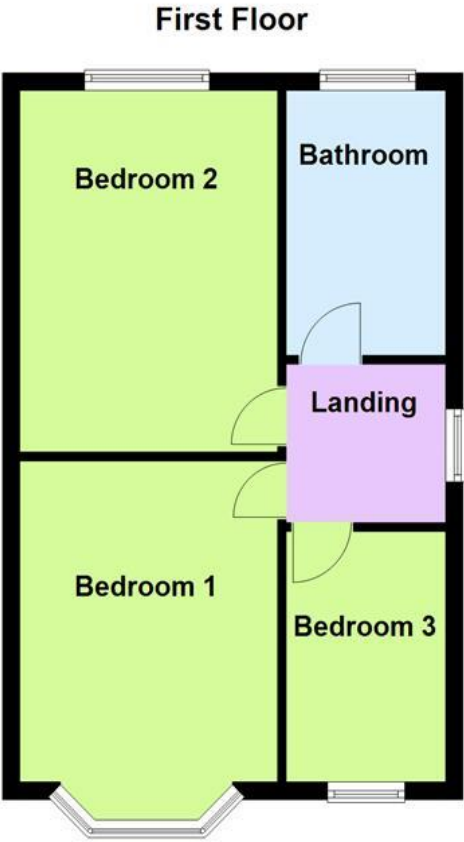
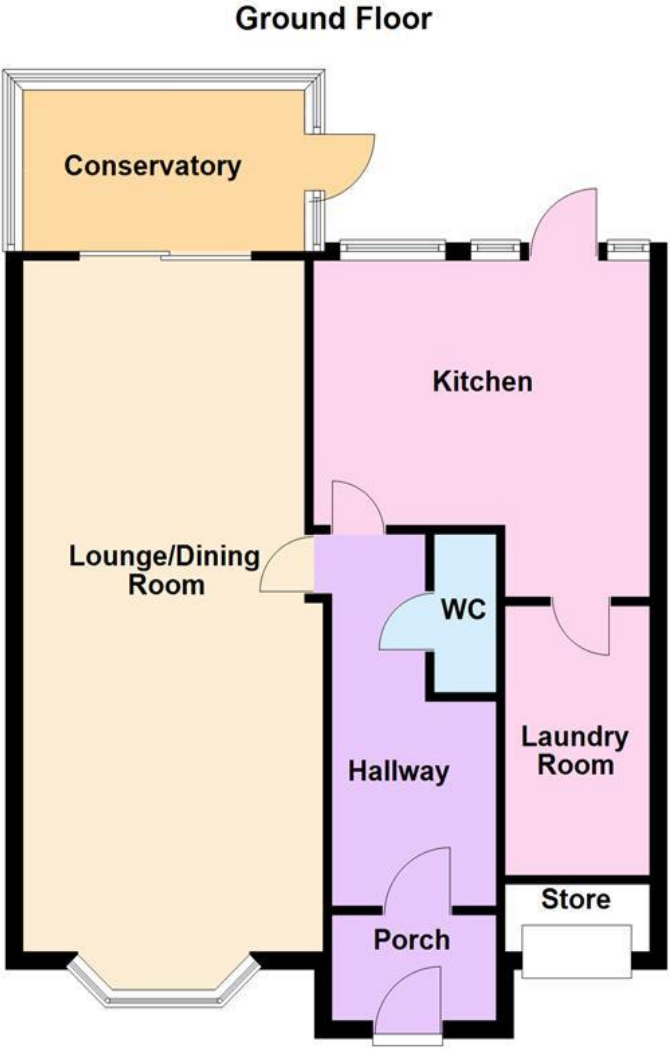
Floor Plan

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

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: