

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, extended, freehold semi-detached
- Fully comprehensive family bathroom
- Family lounge
- Extended fitted breakfast kitchen with dining & family area
- Side utility & guest cloakroom/w.c.
- Single garage with electric up & over door
- Block paved drive to fore
- Beautiful rear garden with shrubbery
- Excellent position close to amenities
- Set in a cul-de-sac location



BONNER DRIVE, WALMLEY, B76 1DY - OFFERS OVER £375,000

Discreetly positioned and boasting no through traffic thanks to its location, this beautifully presented, three bedroomed, semi-detached, freehold and extended family home is primed for its next set of prospective purchasers. Having been carefully and tastefully decorated throughout its current tenure, further scope for personalisation is presented or a simply move-in upon completion. Walking distance to a variety of essential amenities including well regarded schooling, shopping amenities, a public park and readily available bus services, the homes position is most certainly excellent. Further comprehensive facilities are available on Walmley high street (accessible via walking), meanwhile Minworth and Wylde Green ensure yet more thorough retail. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall, family lounge, an extended fitted breakfast kitchen with family area and dining area, a side utility and guest cloakroom/w.c.. To the first floor are three well proportioned bedrooms, a fully comprehensive family bathroom completes the internal accommodation. Externally, a block paved, renewed drive advances to the home and to a side, electrically operated garage door. To the rear, borders are impressively maintained and present privacy, as well as maturity throughout. To fully appreciate the home on offer and its true scale, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a renewed, block paved drive, access is gained into the accommodation via pvc double glazed obscure door with windows to side into:

Porch: Space is provided to sides for storage, a further internal door opens into:

Entrance Hall: doors open to lounge and guest cloakroom/w.c., radiator, stairs off to first floor, access is provided to:

Fitted Breakfast Kitchen Through Dining & Family Area: 15'4 x 13'3 (Kitchen) 22'6 x 8'5 (Diner & Family): Pvc double glazed set of french doors with windows to side opens to rear, skylights over, contrasting, high gloss wall and base units with integrated dishwasher and dual oven, recess for freestanding fridge/freezer, four ring electric induction hob set within a quartz, edged work surface, extractor canopy over, inset stainless steel sink with draining grooves cut to side, radiator, space for lounge suite and dining table with chairs, access back to entrance hall and into:

Utility: 11'7 x 7'5: Pvc double glazed obscure window to fore, recesses are provided for freestanding fridge/freezer, washing machine and dryer, matching upstands, cloaks storage to understairs, door to garage and back to kitchen.

Family Lounge: 12'4 x 10'9: Pvc double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

Guest Cloakroom/W.C.: Suite comprising pedestal wash hand basin and vanity low level w.c., radiator, door back to hall.

Stairs and Landing: Pvc double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

Bedroom One: 13'3 x 10'9: Pvc double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

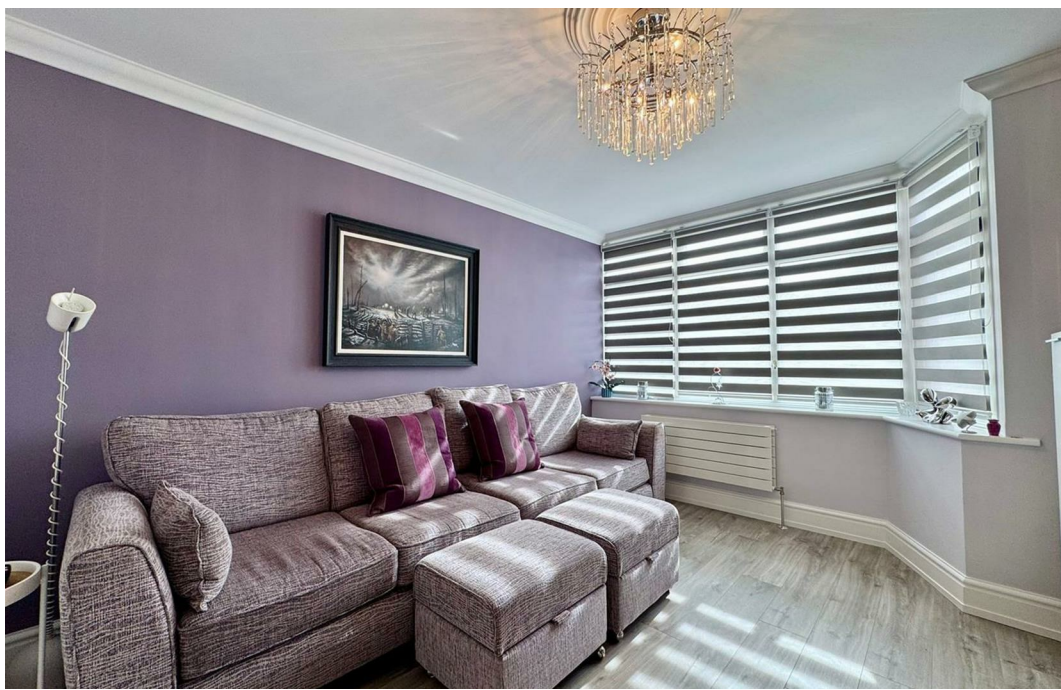
Bedroom Two: 11' x 10'6: Pvc double glazed bay window to fore, space for double bed and complimenting suite, radiator, door back to landing.

Bedroom Three: 7'5 x 7'4: Pvc double glazed window to fore, space for bed and complimenting suite, radiator, door back to landing.

Family Bathroom: Pvc double glazed obscure window to rear, suite comprising corner shower cubicle with glazed sliding doors, bath, vanity W.C. and wash hand basin, ladder style radiator, panelled splashbacks, door back to landing.

Rear Garden: Paving advances from the home and leads to prominent lawn, mature shrubs and bushes line and privatise the properties border, with access being given back into the home via doors to dining room, family area and:

Single Garage: (Please check suitability for your own vehicle) 16'9 x 12'1: Electric roller shutter garage door to fore, internal door to utility with further door opening to garden.

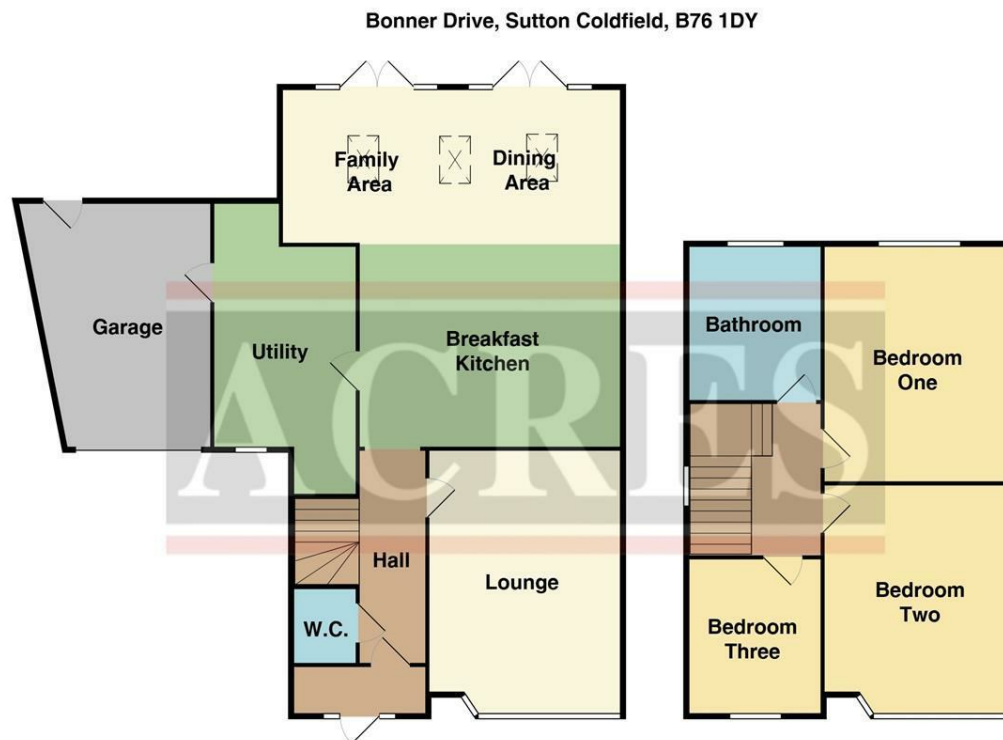


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.