



Bonner Drive, , Sutton Coldfield, B76 1DZ

- Semi Detached Residence
- Refitted Kitchen
- Rear Garden
- Close to Walmley Amenities
- Viewing Highly Advised

- Through Lounge
- Family Bathroom
- Block Paved Driveway
- Four Bedrooms
- Office

£385,000



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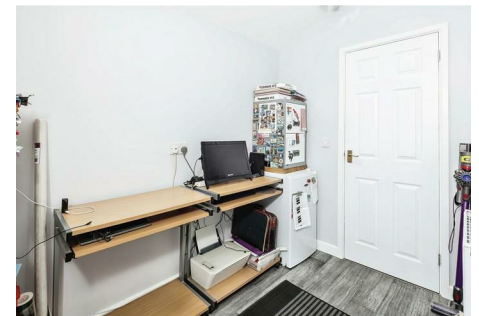
Hunters are pleased to market this spacious semi detached family residence which simply must be viewed to be fully appreciated. The property is ideally situated close to Walmley amenities and useful transport links.

The gas centrally heated and double glazed accommodation briefly comprises; entrance porch, hallway with stairs to first floor, through lounge with feature fireplace and bay window to front aspect and patio door to rear garden, a recently refitted kitchen with a range comprehensive appliances including oven, microwave, electric hob, extractor, Quooker tap, washer/dryer, fridge/freezer and dishwasher. Downstairs is completed with an office space accessed from both the kitchen and the hallway and a W.C off.

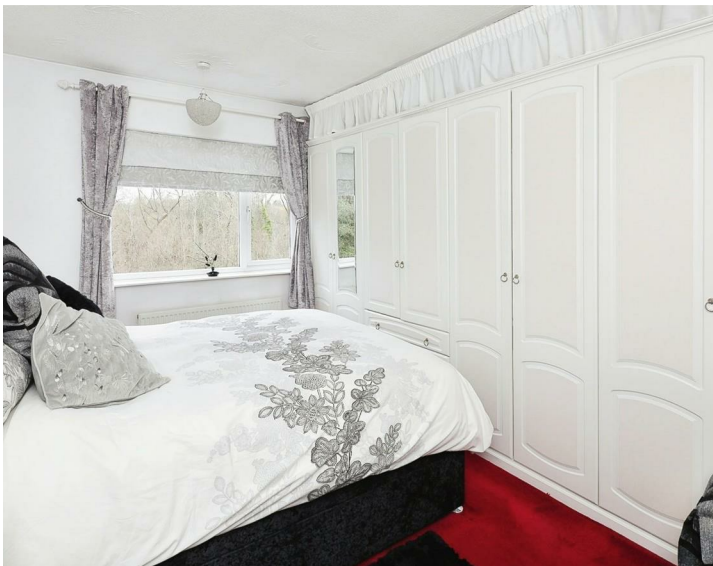
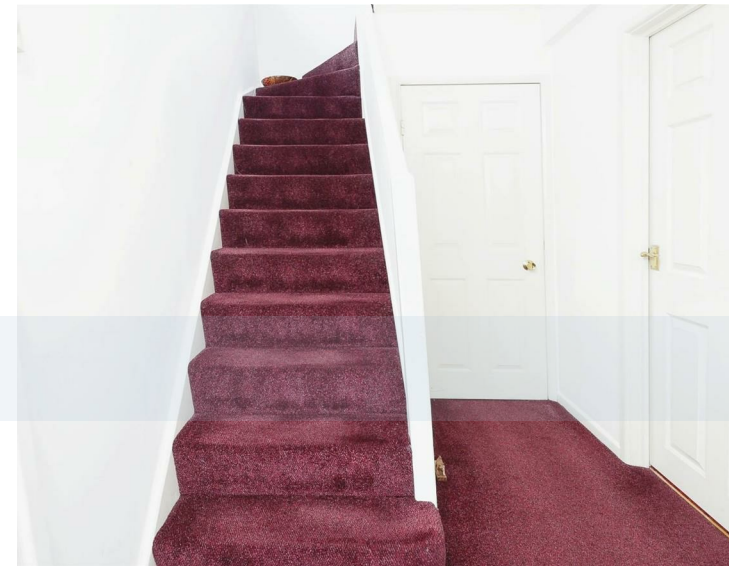
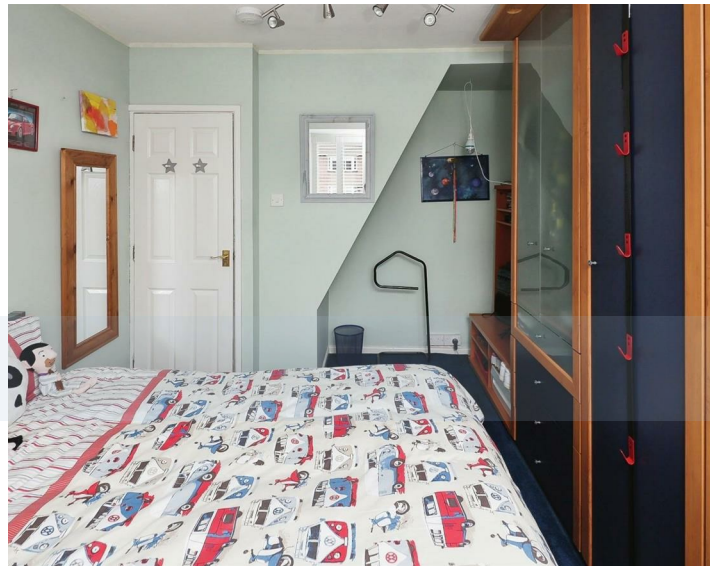
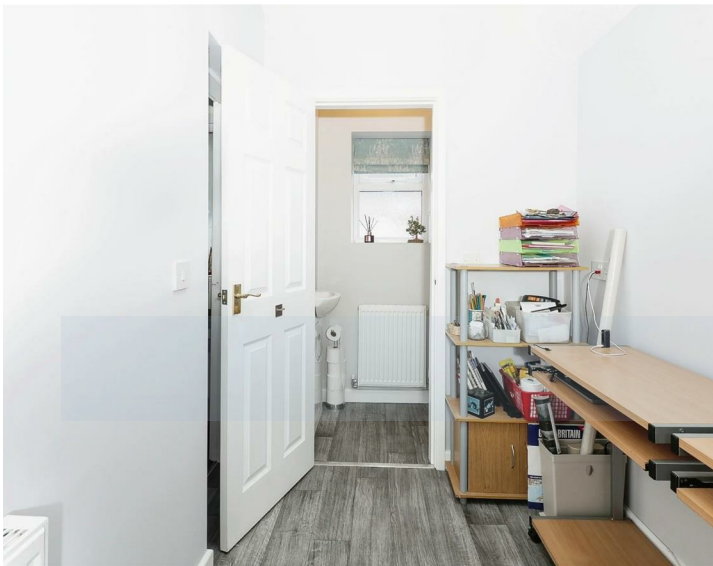
The first floor provides three good size bedrooms a family bathroom and a further bedroom/office on the second floor.

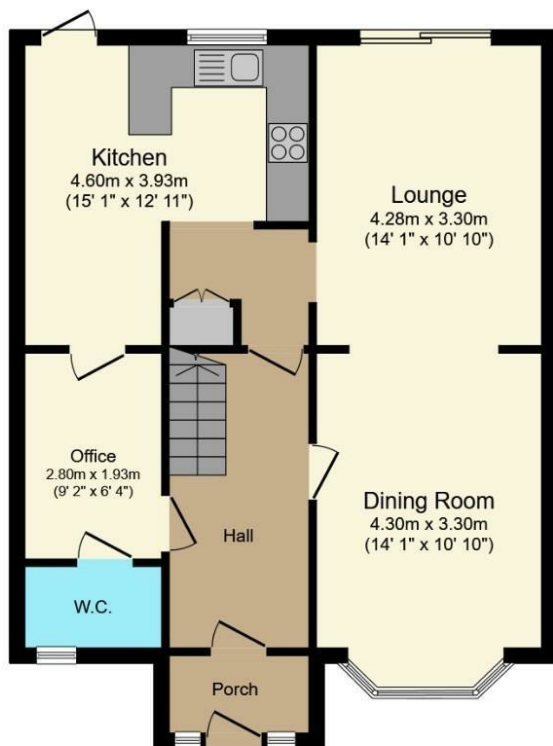
The rear garden is fully enclosed with a paved patio area, lawn and steps down to a secluded private additional patio with views over the Plantsbrook Local Nature Reserve.

The front aspect provides a block paved driveway offering ample parking.

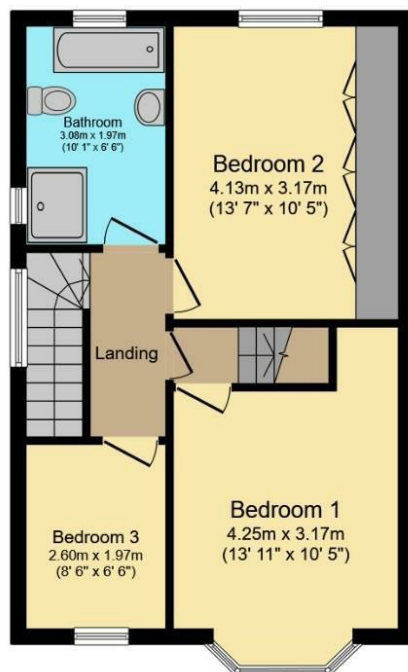


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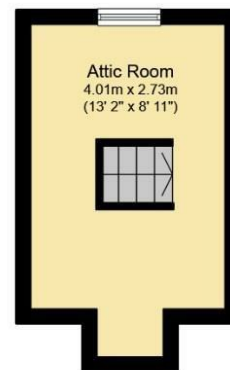




Ground Floor



First Floor



Second Floor

Total floor area 121.9 m² (1,312 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.