



Bonsall Road, Erdington, Birmingham, B23 5SX

- Well Maintained Traditonal Semi
- Convenient Cul-De-Sac Location
- Two Receptions
- Garage
- Three Bedrooms
- Conservatory
- Good Sized Garden with Summer House
- Council Tax Band C

Asking Price £300,000

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This well arranged and well maintained spacious, freehold, traditional semi-detached residence occupies a pleasant and very convenient cul-de-sac location, just off Gravelly Lane, within very easy access of Chester Road station and Wylde Green shops.

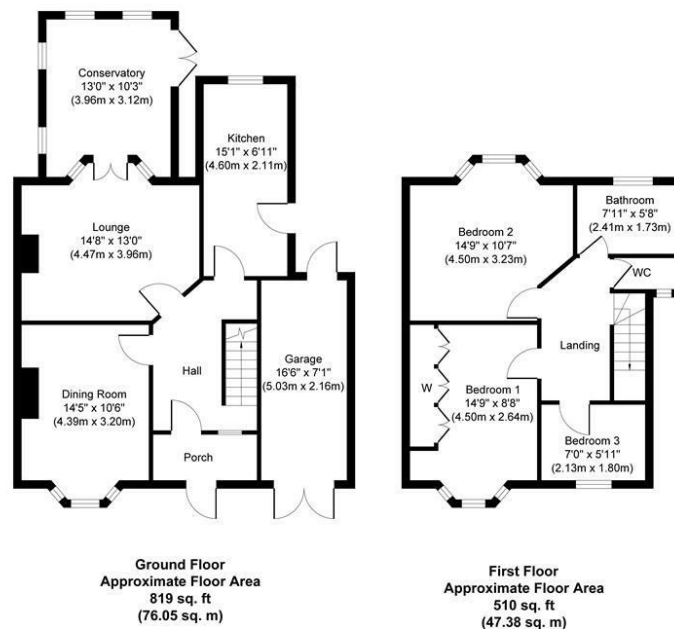
The gas centrally heated and double glazed accommodation, which must be viewed to be fully appreciated, briefly comprises; enclosed porch, reception hall, dining room with feature fireplace, lounge with feature fireplace and double french doors to spacious conservatory, fitted kitchen, three bedrooms, bedroom one with fitted wardrobes, refitted family bathroom and separate W.C.

Outside, garage with gas combi boiler, good sized rear garden with westerly aspect and summer house, block paved from driveway.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.



32a Beeches Walk, Sutton Coldfield, B73 6HN
Tel: 0121 355 0555 Email: sutton@hunters.com <https://www.hunters.com>

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.

