



Bonsall Road, B23 5SX - £260,000

- Traditional semi-detached
- 2 reception rooms
- Guests Cloaks
- No upward chain
- 3 bedrooms
- Kitchen and utility
- Large garage
- Council Tax Band C



Bonsall Road, Erdington, Birmingham, B23 5SX

DESCRIPTION

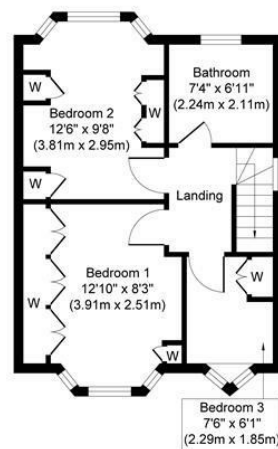
Situated at the beginning of this conveniently located cul de sac, just off Gravelly Lane, enjoying a very pleasant position with open front aspect, this traditional semi-detached is accessible for Chester Road railway station, Boldmere village and Wylde Green shops. The gas centrally heated and double glazed accommodation, offered with no chain, requires certain modernisation, briefly comprising;

Enclosed porch, reception hall with understairs storage, lounge with gas/coal fire and bay to front, separate dining room with corner fireplace and gas/coal fire and patio doors to garden. Kitchen having oven, hob and dishwasher, understairs cupboard and door to side entrance, utility having sink unit and door to garden, guests cloaks with refitted white suite. First floor landing with cupboard housing gas combi boiler, 3 bedrooms all with fitted wardrobes, bathroom with corner bath and separate shower.

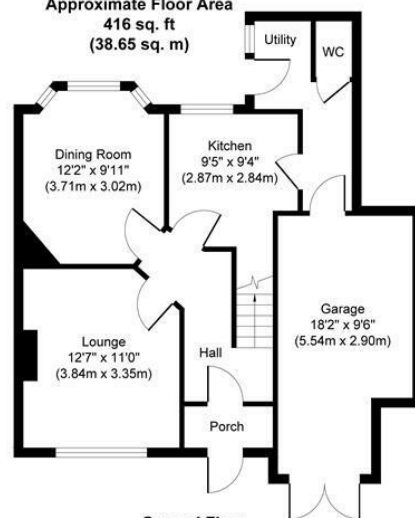
Outside, larger than average extended garage, front lawn with paved drive approach and neat, easily managed rear garden with patio, lawn, fenced surround and shed.







First Floor
Approximate Floor Area
416 sq. ft
(38.65 sq. m)



Ground Floor
Approximate Floor Area
670 sq. ft
(62.20 sq. m)

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.

