



Bonsall Road, Erdington Birmingham

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Property Description

A spacious 3 bedroom semi detached family home in a desirable location on the borders of Erdington and Sutton Coldfield that offers a great opportunity for a growing family to take the next step on the property ladder. This fantastic property benefits from having two separate reception rooms, a conservatory, kitchen and utility room plus a single garage. Bedroom space is also well catered for and has added benefits of off road parking via a driveway and a large rear garden! Book your viewing with Burchell Edwards today!

Entrance Porch

Sliding door to front elevation and tiled flooring.

Entrance Hallway

Door to front elevation, carpet and stairs to first floor accommodation.

W.C

W.C and wash hand basin.

Lounge

13' 6" x 10' 11" (4.11m x 3.33m)
Double glazed window to front elevation, carpet, central heating radiator and electric fire place.

Dining Room

12' 7" x 9' 11" (3.84m x 3.02m)
Central heating radiator and door to conservatory.

Kitchen

10' 1" x 6' 3" (3.07m x 1.91m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, storage and door to side room.

Utility Room

10' 1" x 6' 11" (3.07m x 2.11m)
Door to rear elevation and a range of wall and base units.

Bedroom One

13' 10" to fitted wardrobes x 9' 2" into bay (4.22m to fitted wardrobes x 2.79m into bay)
Double glazed window to front elevation, carpet, central heating radiator and fitted wardrobes.

Bedroom Two

12' 9" to fitted wardrobes x 9' 10" (3.89m to fitted wardrobes x 3.00m)
Double glazed window to rear elevation, carpet, central heating radiator and fitted wardrobes.

Bedroom Three

6' 10" x 6' 1" (2.08m x 1.85m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, shower unit, W.C, wash hand basin and laminate flooring.

Front Garden

Block paved driveway providing off road parking for three vehicles.

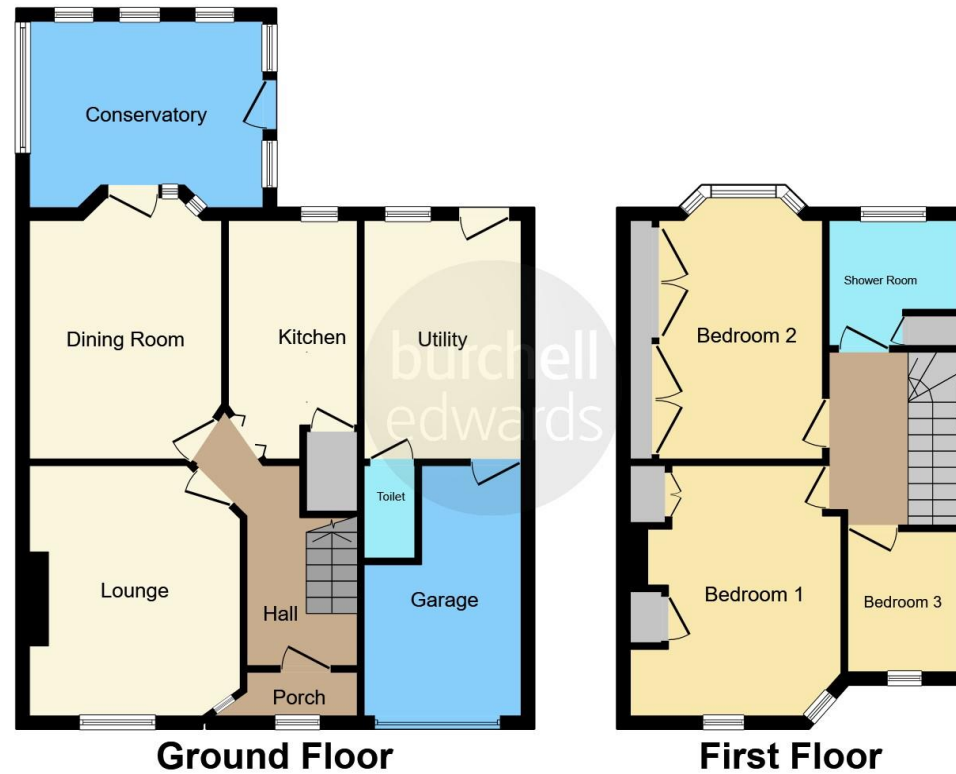
Rear Garden

Laid to lawn with plant beds.









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). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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Property Ref: ERD206538 - 0003