

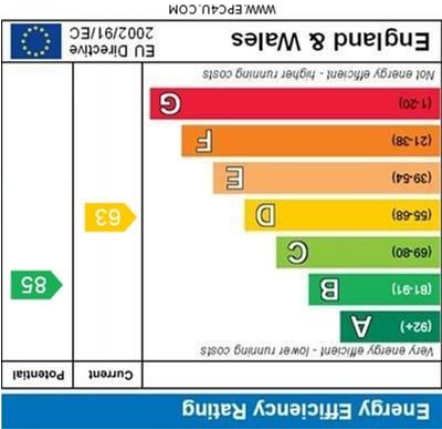
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property, Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- GARAGE
- DRIVEWAY

Bonsall Road, Erdington, Birmingham, B23 5SY

£300,000



Property Description

We are pleased to present this striking semi-detached property available for sale. This home is a blend of comfort and style, featuring neutral decoration throughout, promising a canvas ready for personal touches. The property boasts two spacious reception rooms, a perfect setting for both relaxing and entertaining. Additionally, there is one well-appointed kitchen, a haven for those who love to cook and explore culinary delights. The property offers three generously proportioned bedrooms, ensuring ample living space for families or couples. Complementing the bedrooms is a well-maintained bathroom, providing a serene environment to unwind after a long day. One of the most appealing aspects of this property is its location. It is conveniently situated near public transport links, ensuring easy travel to work or leisure activities. Local amenities are also within reach, adding to the practicality of the home. This property is a dream for families and couples alike, combining space, functionality, and a desirable location. We invite potential buyers to experience the unique charm and potential of this semi-detached home for themselves. This property presents a rare opportunity to acquire a home that can be tailored to suit the individual needs and tastes of its new owners. Your dream home awaits. Please contact us to arrange a viewing and explore this wonderful property in person.

PORCH 2' 1" x 5' 7" (0.64m x 1.7m)

ENTRANCE HALL 12' 10" x 5' 11" (3.91m x 1.8m) Providing access to living room, dining room, wc and stairs leading off.

LIVING ROOM 14' 10" max x 10' 6" (4.52m x 3.2m) Laminate flooring, double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 14' 7" x 12' 11" (4.44m x 3.94m) Laminate flooring, double glazed sliding, door, radiator, ceiling light and power points.

KITCHEN 16' 1" x 6' 8" (4.9m x 2.03m) Having tiled flooring, range of wall and base units, two double glazed windows, cooker, gas hob, sink, ceiling light and power points.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 14' 7" max x 10' 5" (4.44m x 3.18m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 14' 10" max x 10' 5" (4.52m x 3.18m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 7' x 6' (2.13m x 1.83m) Carpeted, double glazed window, radiator, ceiling light and power points.

FAMILY BATHROOM 8' 4" max x 7' 11" (2.54m x 2.41m) Having vinyl flooring, double glazed window, bath, overhead shower, wash basin, low level wc, heated towel rail and ceiling light.

GARAGE 14' 6" x 7' 7" (4.42m x 2.31m) Having power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 43 Mbps. Highest available upload speed 9 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
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