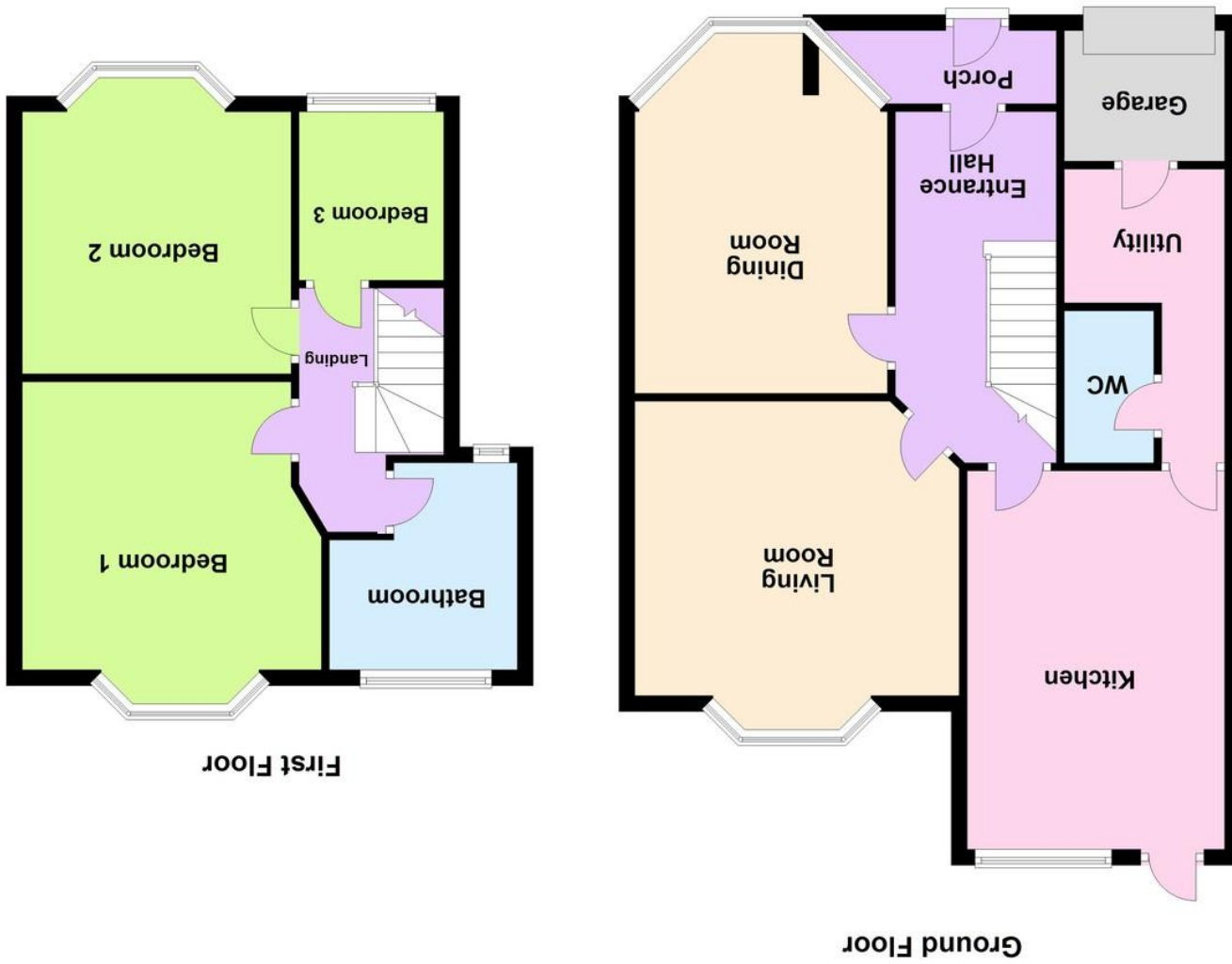


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- BEAUTIFULL KITCHEN
- DRIVEWAY

Bonsall Road, Erdington, Birmingham, B23 5SX

£325,000



Property Description

Presenting an immaculate semi-detached property for sale, ideally located with easy access to public transport links and local amenities, whilst also offering the tranquillity associated with quiet neighbourhoods. This property is the picture of perfection, maintained to the highest standard, and ready for immediate move-in. The property boasts a generous layout, with two spacious reception rooms that offer a variety of uses. Whether you desire dedicated spaces for entertaining, relaxation, or work, these rooms can adapt to your needs. The heart of the home - the kitchen - is modern and well-equipped, ideal for both everyday living and hosting. This home offers three well-proportioned bedrooms, providing ample space for families or offering additional rooms for couples to utilise as a home office or gym. Also featured is a modern and well-maintained bathroom, ensuring comfort and convenience for all residents. This property is a perfect fit for families and couples alike, looking for a home that blends convenience with comfort. The close proximity to public transport links makes commuting effortless, whilst the local amenities mean everything you need is just a short trip away. Yet, the quiet location ensures you can enjoy peace and tranquillity when you need it.

Overall, the property is a testament to quality living and offers an opportunity to reside in a home that matches its prime location with its immaculate condition and generous layout.

Call us now to book your viewing!

PORCH 3' x 6' 8" (0.91m x 2.03m)

ENTRANCE HALL 14' 7" x 5' 10" (4.44m x 1.78m) Providing access to living areas and stairs leading off.

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

LIVING ROOM 14' 10 max" x 13' (4.52m x 3.96m) Carpeted and having double glazed bay window, double glazed French door, radiator, ceiling light and power points.

KITCHEN 15' 9" x 10' 8" (4.8m x 3.25m) Having double glazed window, double glazed French door, a range of wall and base units, radiator, ceiling light and power points.

UTILITY ROOM 5' 8 min" x 6' 1" (1.73m x 1.85m)

WC 4' 9" x 3' 3" (1.45m x 0.99m) Having low level wc, wash basin and ceiling light.

GARAGE/STORE 6' 10" x 6' 1" (2.08m x 1.85m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 14' 10 max" x 10 min' (4.52m x 3.05m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 14' 10 max" x 10' 9" (4.52m x 3.28m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 7' x 5' 9" (2.13m x 1.75m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 7 max" x 7' 10 max" (2.62m x 2.39m) Having two double glazed windows, bath with over head shower, low level wc, wash basin and ceiling light.



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 and O2, limited for 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 49 Mbps. Highest available upload speed 11 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

