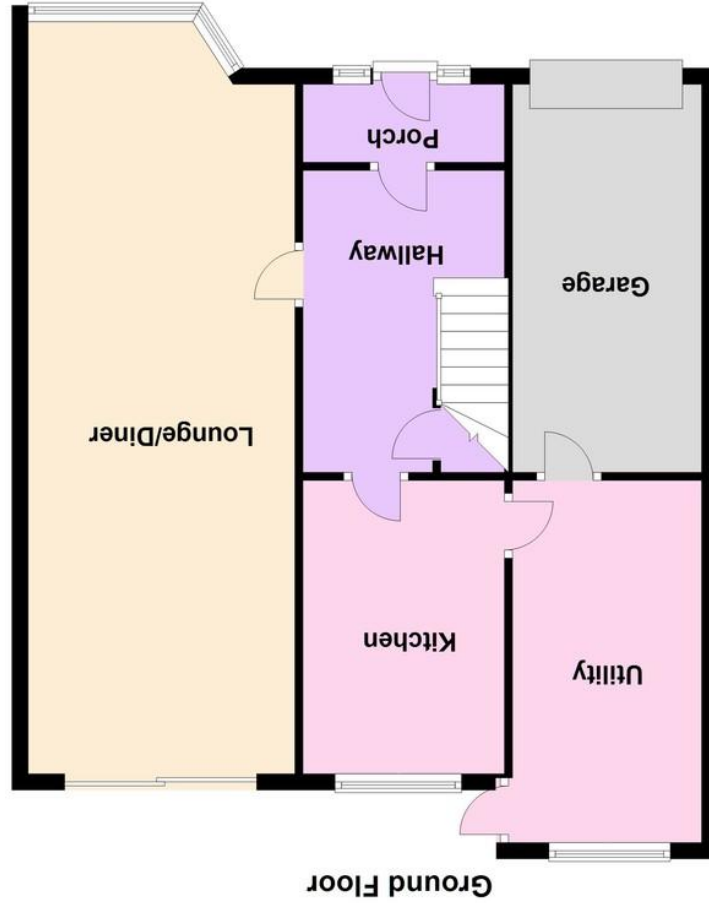
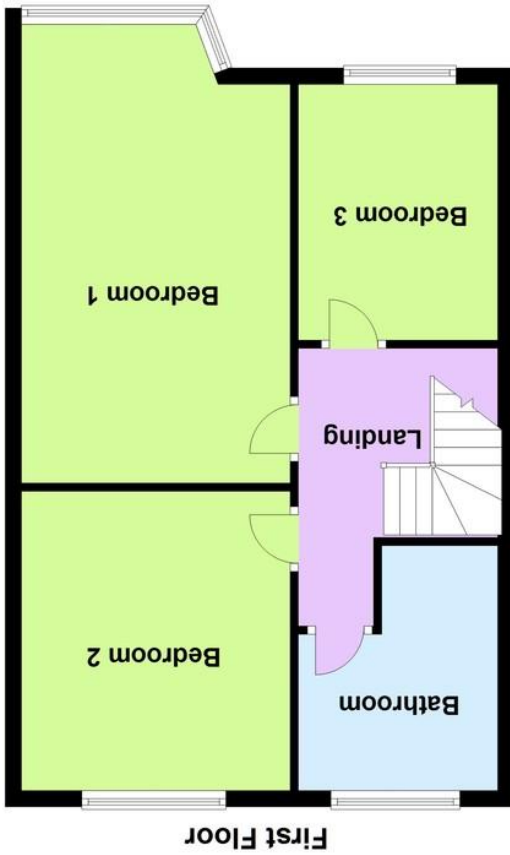
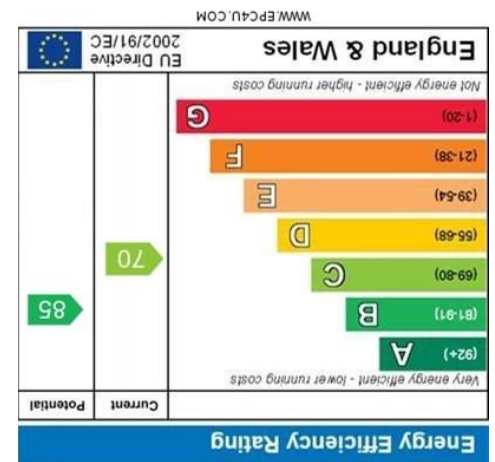


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- SEMI DETACHED HOME
- PORCH & ENTRANCE HALLWAY
- THREE GOOD SIZED BEDROOMS
- KITCHEN & UTILITY
- LARGE PRIVATE REAR GARDEN
- OFF ROAD PARKING & GARAGE

12 Bonner Drive, Walmley, Sutton Coldfield, B76 1DZ

Offers in Excess of
£350,000



Property Description

*** DRAFT DETAILS - AWAITING VENDORS APPROVAL ***

A three bedroom semi detached home in Walmley situated in an excellent location for schools, Village amenities and transport links. Providing off road parking, garage, porch, entrance hallway, spacious lounge / diner, kitchen and utility area to the rear of the garage, three good sized bedrooms, family bathroom and beautiful large private rear garden with patio area and the remainder laid to lawn. The property benefits from a large plot, giving excellent potential for extension subject to relevant planning permissions, and also backs onto a Nature Reserve to the rear. Call us today to book in your viewing!

PORCH Leading to:

ENTRANCE HALLWAY With doors to lounge / diner, kitchen, storage cupboard and stairs off to first floor landing.

LOUNGE / DINER 27' 11" x 10' 10" (8.51m x 3.3m) With double glazed bay window to front, double glazed sliding doors to the rear opening onto the garden, gas fire with surround and radiators.

KITCHEN 10' 10" x 8' 02" (3.3m x 2.49m) With a range of wall and base units, stainless steel sink and drainer, space for appliances, integrated oven and hob with extractor over, double glazed window to rear, radiator and door off to:

UTILITY AREA 16' 09" x 7' 08" (5.11m x 2.34m) With double glazed window to rear and double glazed UPVC door opening onto the garden, base units, space for appliances, stainless steel sink with mixer tap over and door leading to garage.

GARAGE 7' 08" x 19' 08" (2.34m x 5.99m) With double opening doors to front.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING With double glazed obscure window to side and doors leading to:



BATHROOM 10' 09" max x 7' 06" (3.28m x 2.29m) With double glazed obscure window to rear, radiator, wash hand basin, low level WC and double walk-in shower cubicle with fully tiled shower.

BEDROOM TWO 9' x 14' 04" (2.74m x 4.37m) With double glazed window to rear, fitted wardrobes and radiator.

BEDROOM ONE 13' 03" x 10' 09" (4.04m x 3.28m) With double glazed bay window to front, fitted wardrobes and radiator.

BEDROOM THREE 8' 11" x 7' 06" (2.72m x 2.29m) With double glazed window to front and radiator.

OUTSIDE To the front of the property there is a gravelled driveway with off road parking for multiple vehicles, lawn area with wall surrounding and access to garage.

REAR GARDEN Having paved patio area leading to lawn, steps leading down to further lawned area, mature shrubs and fencing to perimeter.

Council Tax Band D - Birmingham City Council.

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.

