

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, freehold family home
- Fully comprehensive bathroom
- Spacious open plan lounge & dining area
- Fitted kitchen
- Sizeable utility
- Multivehicle drive & single garage
- Low maintenance rear garden
- Excellent position close to amenities
- Vast potential for extension (stpp)
- Major road networks nearby



**BONNER DRIVE, WALMLEY, B76 1DZ - OFFERS OVER £325,000**

This traditional, three bedroomed family home has been thoughtfully modernised throughout and is ideally positioned on the sought-after Bonner Drive, just off Eachelhurst Road in Walmley. Offering excellent potential for further personalisation and extension (subject to the necessary planning permissions), the property presents an ideal opportunity for a wide range of prospective purchasers. Well placed within a short walk of daily essential amenities, the home enjoys close proximity to local shops, readily available bus services and the popular Pype Hayes Park, providing both convenience and leisure opportunities. Excellent road links ensure ease of travel throughout the local area and beyond, while well-regarded schooling can also be found nearby. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a large welcoming porch leading into an entrance hall, an open plan lounge flowing seamlessly into a dining area, a fitted kitchen and a sizeable utility space, completing the ground floor. To the first floor, three well-proportioned bedrooms are attractively presented and are serviced by a fully comprehensive family bathroom. Externally, the property is approached via a block paved driveway providing off-road parking and access to a single garage. To the rear, the garden is predominantly laid to lawn, complemented by paved and timber decking areas which offer ideal spaces for outdoor dining and entertaining during the warmer months. To fully appreciate the presentation, potential and desirable location on offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed obscure door with windows to side into:

**PORCH:** Space is provided to sides for storage, access is given into the home via a further obscure glazed door into:

**ENTRANCE HALL:** Doors open to kitchen and dining room / lounge, radiator, stairs off to first floor.

**LOUNGE THROUGH DINING ROOM:** 28'06 (into bay) x 25'09 max / 9'10 min: PVC double glazed bay window to fore, space for complete lounge suite and dining table with chairs, radiators, PVC double glazed French doors open to rear garden, door back to entrance hall.

**FITTED KITCHEN:** 13'07 x 6'05: PVC double glazed window to rear, matching wall and base units with recesses for dishwasher and fridge / freezer, integrated oven, edged work surface with four ring gas hob, having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, door opens back to entrance hall with a PVC double glazed obscure door opening to:

**UTILITY:** 8'02 x 6'04: PVC double glazed obscure door to rear garden, door to garage, base unit with recess for dryer and washing machine, edged work surface over, PVC double glazed obscure door back to kitchen.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

**BEDROOM ONE:** 19'04 x 11'10 max / 10'00 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 13'04 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'10 x 6'06: PVC double glazed window to fore, currently utilised as walk-in wardrobe, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath, shower with glazed splash screen doors, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, timber decking is provided for dining and entertaining at the rear of the garden, timber fencing lines the perimeters and PVC double glazed French doors open back to the accommodation and into lounge, a side PVC double glazed obscure door opens to utility.

**SINGLE GARAGE:** 17'07 x 6'10: (please check suitability for your own vehicle use): 50/50 split doors open to fore with a door opening to utility.

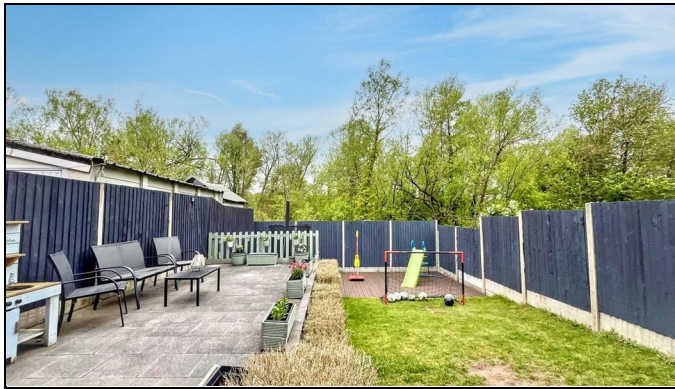


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

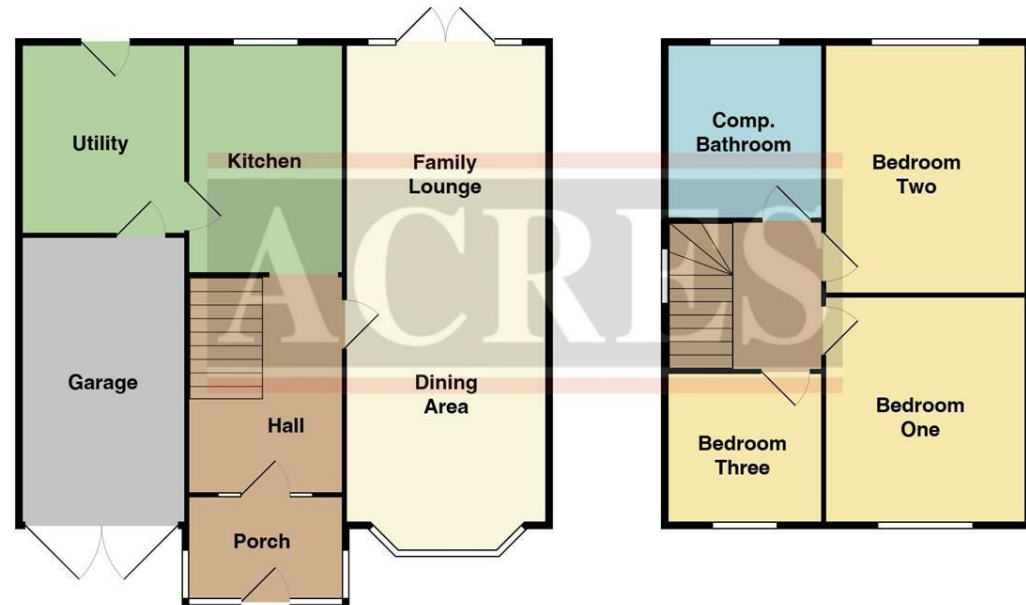
**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bonner Drive, Sutton Coldfield, B76 1DZ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.