



Bonner Drive,  
Sutton Coldfield, B76 1DY

**£365,000**



Welcome to Bonner Drive, this is a stunning freehold three-bedroom semi-detached house, exhibiting immaculate condition throughout.

This exceptional property has a welcoming entrance hall, guest cloakroom plus a multitude of appealing features, making it an ideal home for families.

The property boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The sitting room is a comfortable and inviting space, whilst the extended lounge offers additional room for family time or hosting guests.

One of the unique features of this house is the large extended dining kitchen. This room has been thoughtfully designed to accommodate both cooking and dining, creating a heart of the home where family and friends can gather, plus a utility space.

The property also enjoys the benefit of a garden/entertaining room with bi-folding doors that lead out to the garden. This indoor-outdoor flow enhances the living space and provides an excellent area for summer barbecues or tranquil morning coffees.

The home offers three generous bedrooms, providing ample accommodation and a luxury bathroom with a white suite including a double ended bath and self-contained shower cubicle.

Externally, the property does not disappoint. A well-maintained garden provides a peaceful oasis for relaxation or play. Parking is also available, adding to the convenience of this well-positioned home.

Located within easy reach of local amenities, this house offers a perfect blend of tranquility and convenience.

**Tenure:** We can confirm the property is Freehold.

**Council Tax Band:** We can confirm the Council Tax Band is D.

**Services Connected:** Electric, gas, water & drainage.

**Viewings:** Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)





### Room Measurements

Sitting Room 11' 10" x 10' 7" (3.60m x 3.22m)

Lounge 20' 4" x 9' 10" (6.19m x 2.99m)

Kitchen/Diner 17' 0" x 13' 3" (5.18m x 4.04m)

Utility

Garden Room 19' 7" x 9' 3" (5.96m x 2.82m)

W.C

Bedroom 1 11' 10" x 10' 1" (3.60m x 3.07m)

Bedroom 2 13' 5" x 9' 10" (4.09m x 2.99m)

Bedroom 3 8' 10" x 6' 4" (2.69m x 1.93m)

Bathroom 9' 9" x 6' 4" (2.97m x 1.93m)

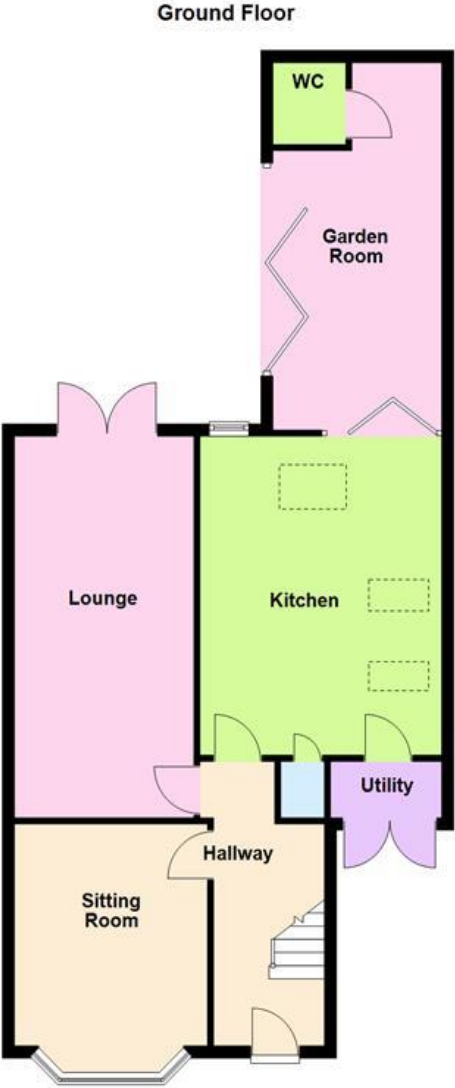






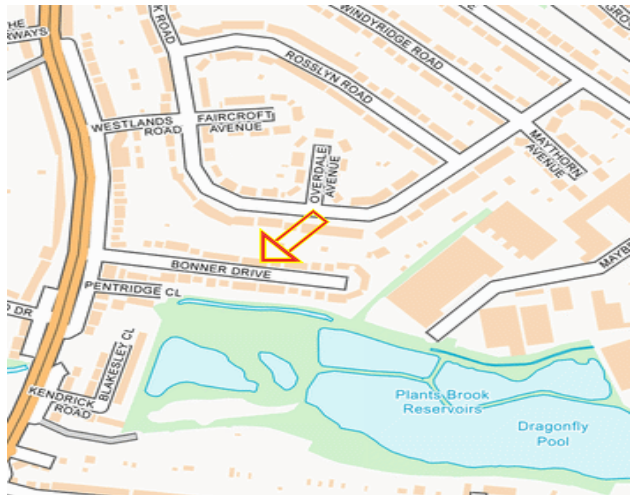
# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

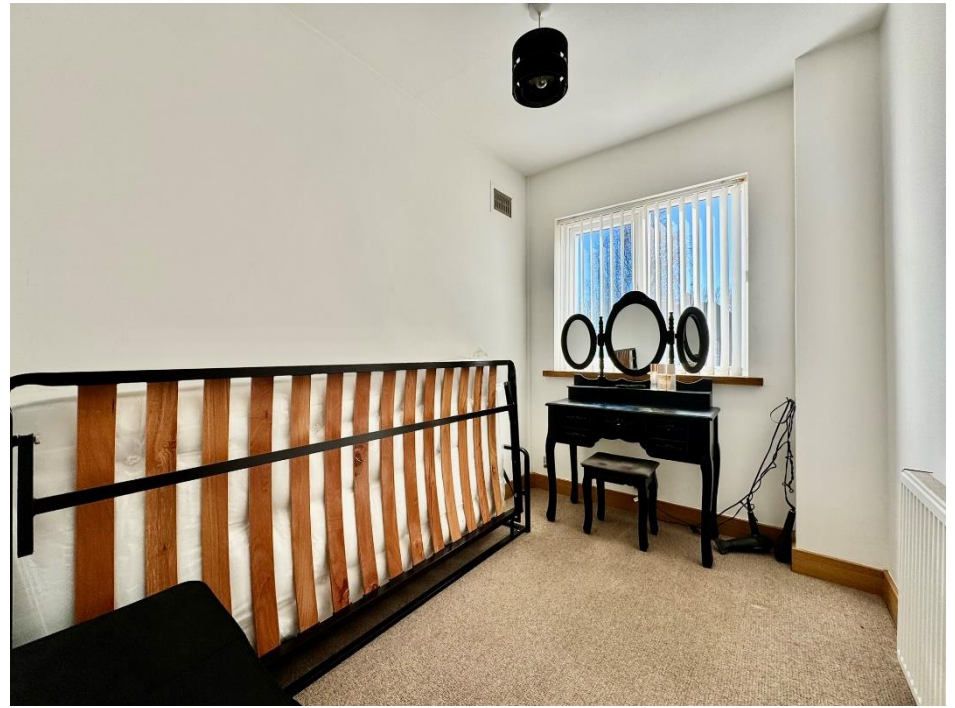


Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Map Location











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 11th March 2025