



Bendall Road, Kingstanding
Birmingham, B44 0SN

Offers Over £155,000

Kingstanding

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Ideal for First Time Buyers, this three bedroom semi detached offers tremendous scope to improve further and has the added benefit of a first floor bathroom.

Occupying an elevated position with steps leading up to the front door, the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a bay window to the front and an understairs storage cupboard off. The dining kitchen is a good size and offers scope to refit with ample space for a dining table and chairs and there is a double-glazed window to the rear and a single glazed window and door to the rear sunroom which offers a variety of uses and has windows and a door to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the rear, there is a built in wardrobe and an airing cupboard. The second bedroom is also a double with a window to the front and fitted wardrobes whilst the third bedroom is an excellent single with a window to the rear. The bathroom offers great potential and has a single glazed window to the side.

Outside the rear garden is mainly lawned with some mature shrubs, there is a gated side entrance.

Viewing is recommended of this majority double glazed home to fully appreciate all that is on offer.





Property Specification

IDEAL FOR FIRST TIME BUYERS
SPACIOUS SEMI DETACHED
3 BEDROOMS
FIRST FLOOR BATHROOM
LARGE KITCHEN/DINER

Lounge
4.80m (15'9") into bay x 4.10m (13'5")

Dining / Kitchen
5.24m (17'2") x 2.88m (9'5")

Sun Room
3.16m (10'4") x 1.89m (6'2")

Bedroom 1
3.90m (12'10") x 2.89m (9'6")

Bedroom 2
3.30m (10'10") x 2.89m (9'6")

Bedroom 3
2.96m (9'9") x 2.29m (7'6")

Bathroom
2.38m (7'10") max x 2.25m (7'5")

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:

Viewer's Note:

Services connected: Gas/Electric/Water/Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

