



Bendall Road, Kingstanding
Birmingham, B44 0SN

Offers Over £170,000

Kingstanding

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Offered with no upward chain, this three bedroom semi detached occupies an elevated position and is ideal for First Time Buyers.

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. The kitchen has ample worktops, spaces for a washing machine and under counter fridge, there is a window and door to the garden whilst a further door leads to the bathroom which has a white suite and a window to the rear.

On the first floor there are three bedrooms, the master is a particularly spacious double with two windows to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the rear and a cupboard housing the central heating boiler whilst the third bedroom is an excellent size and has a window to the rear.

Outside there is a patio area suitable for garden furniture which leads to the lawn, there is a timber shed.

This double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
SPACIOUS MASTER BEDROOM

Living Room

4.30m (14'1") into bay x 4.19m (13'9") max

Kitchen

3.28m (10'9") x 2.81m (9'3")

Bathroom

2.85m (9'4") x 1.78m (5'10")

Bedroom 1

5.25m (17'3") max x 3.30m (10'10")

Bedroom 2

3.90m (12'10") x 2.84m (9'4")

Bedroom 3

2.90m (9'6") x 2.27m (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: 5th June 2023

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

Ground Floor



First Floor




Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



Map Location

