



**Bentley Road North,  
Walsall, WS2 0DF**

**£180,000**

**\*\*FOUR BEDROOM EXTENDED HOME IN POPULAR LOCATION\*\***  
Off road parking, lounge, kitchen/diner, three double bedrooms and single bedroom, ensuite to master bedrooms, family bathroom, double glazing, central heating, front and rear gardens

**Porch:** leading to;

**Entrance Hall:** having stairs leading to the first floor level, radiator, door to the lounge and to dining kitchen

**Lounge:** *13' 4" into bay x 10' 9" (4.06m x 3.27m)* having double glazed bay window to the front, radiator

**Dining Kitchen:** *16' 9" x 10' 10" (5.10m x 3.30m)* having a range of fitted wall and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, inset five ring gas hob with extractor fan above, plumbing for washing machine, double glazed windows to the side and rear, double glazed patio door to the rear

### On The First Floor

**Landing:** having double glazed window to the side, stairs leading to the second floor level and doors off to;

**Bedroom Two:** *13' 4" into bay x 10' 3" (4.06m x 3.12m)* having double glazed bay window to the front, radiator

**Bedroom Three:** *10' 11" x 10' 11" (3.32m x 3.32m)* having double glazed window to the rear, radiator

**Bedroom Four:** *6' 3" x 6' 0" (1.90m x 1.83m)* having double glazed window to the front, radiator

**Bathroom:** having suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, double glazed window to the rear, heated towel rail

### On The Second Floor

**Master Bedroom:** *17' 4" x 9' 0" min (5.28m x 2.74m)* double glazed window to the rear, two Velux type windows to the front, radiator

**Ensuite Shower Room:** having shower cubicle and low flush W.C.

**Outside:** To the front there is a driveway providing off road parking. Rear garden with patio area and lawn



**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

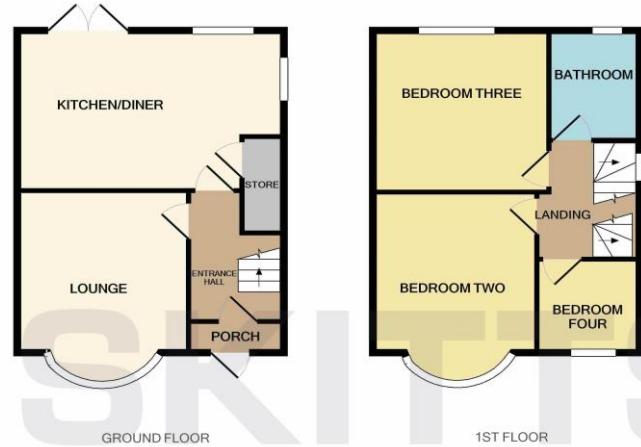
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and other openings are approximate and are given for reference only. No warranty is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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