



**Benton Road, Birmingham B11 1TZ**



**welcome to**

## **Benton Road, Birmingham**

A deceptively spacious and well presented three bedroom mid-terrace, situated in a popular residential area. The home is within close proximity to local amenities including shops and transport links.

### **Agent Note**

The Council Tax Band is A.

### **Entrance Porch**

Obscure double glazed window to side and double glazed door to front.

### **Entrance Hall**

Door to front. Central heating radiator and door to cellar.

### **Reception Room**

11' 1" excluding bay x 9' 8" ( 3.38m excluding bay x 2.95m )  
Double glazed bay window to front. Central heating radiator.

### **Reception Room**

12' 2" plus door recess x 13' 1" ( 3.71m plus door recess x 3.99m )  
Double glazed door to rear. Central heating radiator.

### **Kitchen**

11' 3" x 7' ( 3.43m x 2.13m )  
Double glazed window to side. A range of wall and base units with sink and drainer. Space for free standing appliances (fridge-freezer, washing machine, tumble drier & cooker). Extractor hood and access to boiler.

### **Lobby**

Obscure double glazed door to side.

### **Shower Room**

Obscure double glazed window to side. Low level toilet, hand wash basin with vanity unit and shower cubicle. Central heating radiator and floor to ceiling tiles.

### **Landing**

Door to various:-

### **Bedroom One**

13' 1" x 11' 2" ( 3.99m x 3.40m )  
Two double glazed windows to front. Central heating radiator.

### **Bedroom Two**

10' x 9' 5" ( 3.05m x 2.87m )  
Double glazed window to rear. Central heating radiator.

### **Bedroom Three**

10' 11" x 6' 11" ( 3.33m x 2.11m )  
Double glazed window to rear. Central heating radiator.

### **Loft Room**

13' 2" x 12' 5" excluding recess ( 4.01m x 3.78m excluding recess )  
Double glazed sky light to rear. Central heating radiator and reduced ceiling height.

### **Front Garden**

Wall to front.

### **Rear Garden**

Patio area with flower beds to side. Rear gate access.

### **Outside Shower Room**

Obscure double glazed window to side and obscure double glazed door to side. Low level toilet, hand wash basin with pedestal and wall mounted shower. Heated towel rail and tiling to splash prone areas.

### **Parking**

On street parking.





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welcome to

## Benton Road, Birmingham

- THREE BEDROOM MID-TERRACE
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- LOFT ROOM

Tenure: Freehold EPC Rating: D

offers over

**£275,000**



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