



39 Bendall Road, Birmingham, B44 0SN
£187,500

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

The property provides good access to local amenities including Sutton Park, local schools and shopping facilities at Princess Alice Retail Park all within walking distance as well as providing transport links to the neighbouring areas of Wylde Green, Boldmere and Sutton Coldfield.

ENTRANCE HALL

Stairs to first floor, door to lounge area

LOUNGE AREA 13'9" x 17'0" (4.2 x 5.2)

Double glazed window to front aspect, door to kitchen area

KITCHEN DINER 17'0" x 10'2" (5.2 x 3.1)

Double glazed doors to rear gardens. double glazed window to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, free standing appliances

FIRST FLOOR LANDING

Loft access, doors to all rooms

BEDROOM 11'1" x 10'2" (3.4 x 3.1)

Double glazed window, carpet flooring

BEDROOM 8'2" x 7'10" (2.5 x 2.4)

Double glazed window, laminate flooring

BEDROOM 12'5" x 8'2" (3.8 x 2.5)

Double glazed window, laminate flooring

BATHROOM

Re fitted with a matching white bathroom suite and tiled surrounds, frosted double glazed window

REAR GARDENS

Large rear gardens fully enclosed by fencing with gated side access

PARKING

Driveway parking to front of property

