



Benedon Road, BIRMINGHAM





Property Description

DETACHED! This three bedroom DETACHED is in great order and a great FIRST TIME BUY or FAMILY HOME! If you want that extra privacy and own a DETACHED this has been priced to sell ! In a great location close to transport routes and shops and still havng potential for extention (sstp) CALL NOW!!!

Approach

Paved driveway providing off road parking.

Entrance Hallway

Obscure double glazed door to front elevation.

Through Lounge

26' 7" into bays x 9' 7" max (8.10m into bays x 2.92m max)

Double glazed bay window to front elevation, double glazed bay window to rear elevation incorporating a door out to rear garden and two central heating radiators.

Kitchen

6' 7" x 7' 9" (2.01m x 2.36m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, gas hob, extractor hood over and tiled to splash prone areas.

Lean-To

Door to front and rear elevations.

Landing

Obscure single glazed window to side elevation, loft hatch with loft ladder and doors off to:

Bedroom One

13' 3" into bay x 9' 9" max (4.04m into bay x 2.97m max)

Double glazed bay window to rear elevation and central heating radiator.

Bedroom Two

12' 7" into bay x 9' 8" max (3.84m into bay x 2.95m max)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

6' 8" x 7' 11" (2.03m x 2.41m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

5' 1" x 7' 7" (1.55m x 2.31m)

Double glazed window to front elevation, bath with shower over, wash hand basin and low level flush W.C and heated towel warmer.

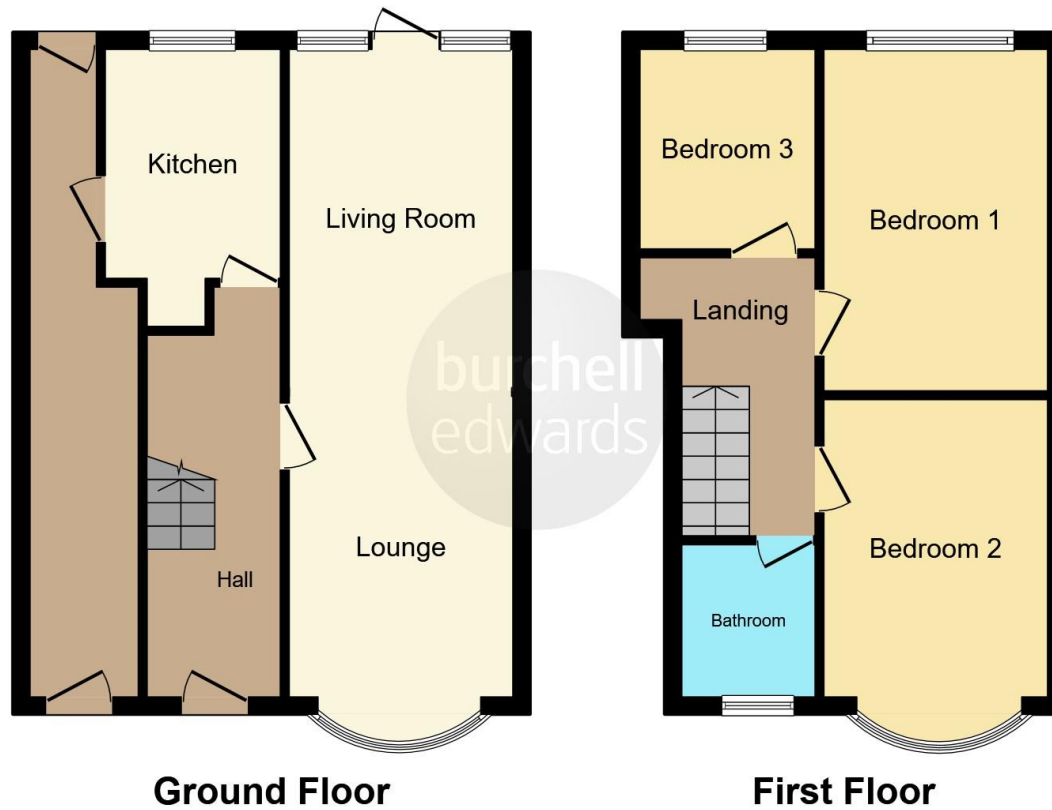
Garden

Patio area, lawn and fence to boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209156



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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