



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.

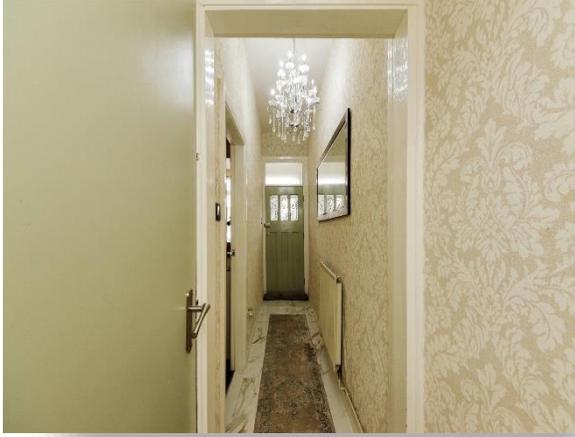
Outside Shower Room

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
- LOFT ROOM
- SHOWER ROOM & EXTERNAL SHOWER ROOM
- CELLAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£275,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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