



Bendall Road, Birmingham B44 0SP

welcome to

Bendall Road, Birmingham

IMMACULATEDLY PRESENTEDTHREE BEDROOM SEMI-DETACHED HOME***PERFECT FOR FIRST TIME BUYERS AND FAMILIES***STONE THROW TO SUTTON COLDFIELD***MODERN FITTED KITCHEN AND BATHROOM***REAR GARDEN WITH DECKED AREA AND PERGOLA***DRIVEWAY PARKING TO THE FRONT***VIEWING HIGHLY RECOMMENDED***

Agent Note

Council Tax Band is B.

Lounge

Double glazed bay window to front, under stairs storage and central heating radiator.

Kitchen

Wall and base units. Integrated oven, hob and extractor. Plumbing for washing machine. Sink and drainer. Access to rear garden via double glazed UPVC door.

Bedroom One

Double room, double glazed window and central heating radiator.

Bedroom Two

Double room, double glazed window and central heating radiator.

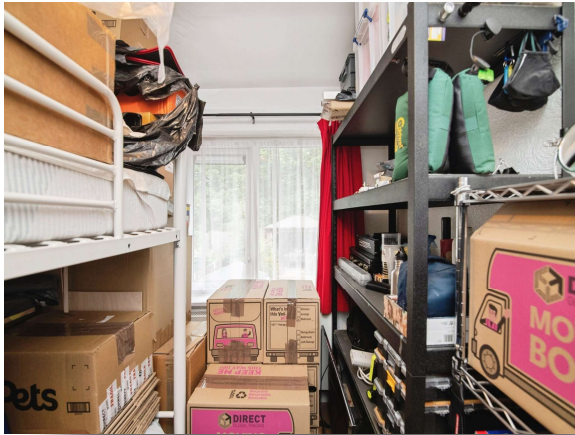
Bedroom Three

Single room, double glazed window and central heating radiator.

Bathroom

Double glazed frosted window, corner bath with shower over, hand wash basin, wc and heated towel rail.





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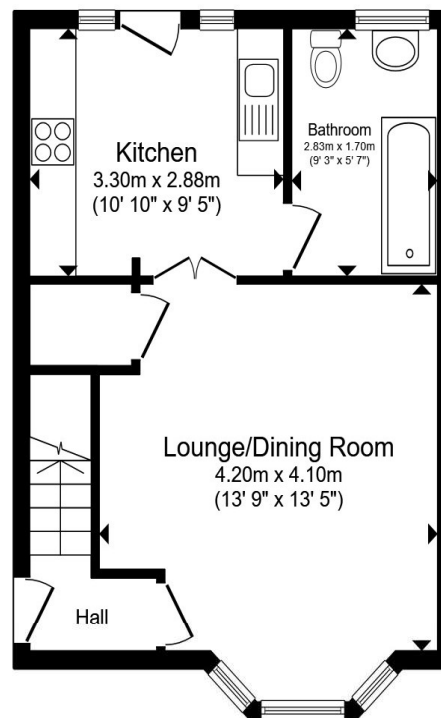
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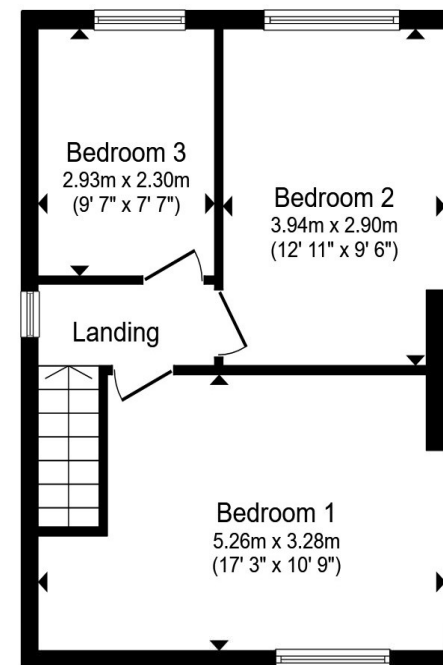
- Three Bedroom Semi-Detached Home
- Perfect For First Time Buyers and Families
- Stone Throw to Sutton Coldfield
- Modern Fitted Kitchen and Bathroom
- Driveway Parking to the Front

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£230,000



Ground Floor



First Floor

Total floor area 79.3 m² (854 sq.ft.) approx

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.propertybox.io



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Property Ref:
GRB112817 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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