



smarthomes

Benson Road

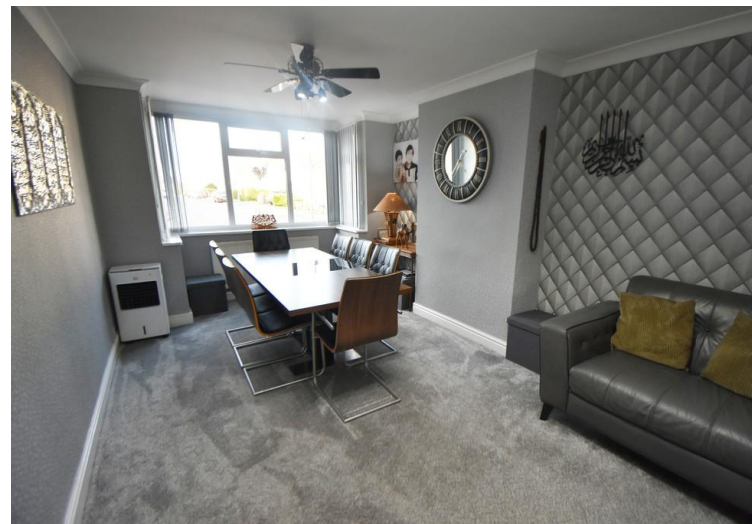
Maypole, Birmingham, B14 4PH

- An Extremely Well Presented Semi-Detached Family Home
- Three Bedrooms
- Extended Kitchen
- Re-Fitted Family Shower Room

Offers Over

£280,000

EPC Rating '64'





Property Description

The property is situated at the head of a quiet cul-de-sac and is set back from the road behind a block paved driveway providing off road parking extending to a UPVC double glazed door leading into

Porch

With a ceiling light point and a hardwood door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboards and door leading off to



Through Lounge/Diner

26' 6" x 10' 9" (8.1m x 3.3m) With two wall mounted radiator, three ceiling light points, coving to ceiling, a UPVC double glazed bay window to front elevation and aluminium frames sliding patio door leading to

Sun Room

8' 10" x 8' 10" (2.7m x 2.7m) With an aluminium framed double glazed sliding patio door to rear garden, radiator, ceiling light with fan and door to



Extended Kitchen to Rear

18' 0" x 5' 10" (5.5m x 1.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine, wall mounted gas central heating boiler, laminate flooring, radiator, two ceiling light points, a double glazed window to the rear aspect



Landing

With loft access, ceiling light point and door to

Bedroom One to Rear

12' 9" x 10' 9" (3.9m x 3.3m) With double glazed window to rear elevation, radiator and an LED ceiling light point

Bedroom Two to Front

14' 1" x 10' 5" (4.3m x 3.2m) With double glazed bay window to front elevation, radiator and an LED ceiling light point

Bedroom Three to Front

7' 6" x 5' 10" (2.3m x 1.8m) With double glazed window to front elevation, radiator, an LED ceiling light point and a built in cupboard and over bed storage





Re-Fitted Family Shower Room to Rear

8' 2" x 5' 6" (2.5m x 1.7m) Being re-fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, LED mirror, tiling to splash prone areas, LED ceiling spot lights and an obscure double glazed window to the rear elevation

South Facing Landscaped Rear Garden

Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries, mature shrubs and bushes and a stepping stone path leading to the rear of the garden with secure gates leading to the rear access road and giving access to the garage



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements