

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.

Great Barr | 0121 241 4441



- CHAIN FREE
- THREE BEDROOMS
- WELL PRESENTED
- IDEAL FIRST TIME PURCHASE
- OFF STREET PARKING
- GARDEN ROOM



Bendall Road, Kingstanding, Birmingham, B44 0SL

£210,000



Property Description

Bendall Road is a well presented three bed mid terrace property with off street parking to the front. Being close to local amenities including shops, schools and close to Kingstanding Shopping Centre. The property also benefits from having easy access into Sutton Coldfield and is being sold with no upward chain.

Approach the property via gravelled driveway and path leading to front door leading into:-

HALLWAY Having radiator, stairs leading to first floor and door through to:-

LOUNGE 13' 11" excluding bay 17' 2" into bay x 11' 10" (4.24m excluding bay 5.23m into bay x 5.23m) Having double glazed bay window to front, radiator, under stairs storage cupboard (approximately measuring 3' 10" x 3' 9" (1.17m x 1.14m)) and space for feature fire.

KITCHEN 9' 4" x 9' 5" (2.84m x 2.87m) Having wall and base units with complementary roll top work surfaces over, tiled splash backs, breakfast bar, radiator, integrated; oven, hob and extractor, space for washing machine, space for fridge freezer, stainless steel sink with mixer tap over and opening through to:-

CONSERVATORY 11' 3" x 10' 9" (3.43m x 3.28m) Having radiator, double glazed windows to rear and double doors leading out to garden.

BATHROOM 5' 2" x 8' 11" (1.57m x 2.72m) Having paneled bath with shower over, WC, vanity sink unit and radiator.

FIRST FLOOR

LANDING Having lift access and door to storage cupboard.

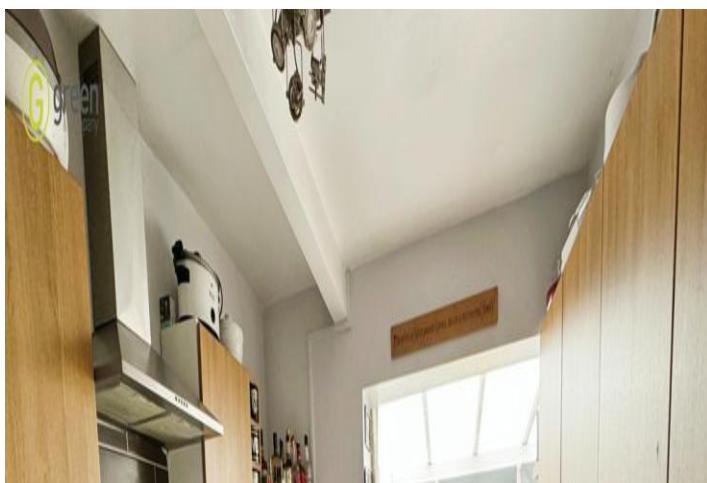
BEDROOM ONE 17' 3" into recess 12' min x 10' 9" (5.26m into recess 3.66m min x 3.28m) Having two double glazed windows to front, built in storage, original feature fireplace and radiator.

BEDROOM TWO 12' 10" x 9' (3.91m x 2.74m) Having double glazed window to rear, radiator, original fireplace and cupboard housing central heating boiler.

BEDROOM THREE 8' x 9' 8" (2.44m x 2.95m) Having double glazed window to rear and radiator.

GARDEN Having fencing to perimeters, artificial lawn with slate dressing to the side and patio area, decked area which leads to:-

SUMMER HOUSE 9' 11" x 7' 9" (3.02m x 2.36m) Having sliding double glazed doors, built in storage area and log store.



Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for O2, Vodafone limited for EE, Three and data available limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

