



**Bentley Road, Birmingham B36 0ES**

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welcome to

## Bentley Road, Birmingham

\*\*EXTENDED TRADITIONAL SEMI\*\***TWO RECEPTION ROOMS\*\*CONSERVATORY\*\*EXTENDED FITTED KITCHEN\*\*SIDE GARAGE /UTILITY\*\*THREE BEDROOMS\*\*UPSTAIRS BATHROOM AND SEPARATE WC\*\*DRIVEWAY TO THE FRONT\*\*MATURE REAR GARDEN\*\*SOUGHT AFTER LOCATION\*\***



### Entrance Porch

Double-glazed window to front and side, ceiling light point, tiled floor and door to hall.

### Entrance Hall

Radiator, ceiling light point, wooden floor and stairs to first floor.

### Lounge

Double-glazed bay to front, ceiling light point, radiator and wooden flooring.

### Dining Room

Double-glazed bay window and doors to rear, radiator, ceiling light point, coving and laminate flooring.

### Kitchen

Double-glazed bay window to rear and double-glazed double doors to garden door to pantry and utility room, cupboards, drawers and base units, sink and drainer with mixer tap with flexible moveable multi-function spray, spotlights, designer vertical radiator, integrated double-oven, hob, cooker hood, seating area and wooden flooring.

### Conservatory

Double-glazed window to rear and side, double-glazed doors to garden and tiled flooring.

### Utility Room/Garage

Metal up and over door to front, ceiling light point, cupboards and base units, work surface, stainless steel sink and drainer, plumbing for washing machine and door to side.

### Landing

Double-glazed window to side, and ceiling light point.

### Bedroom One

Double-glazed bay window to rear, radiator and ceiling light point.

### Bedroom Two

Double-glazed bay window to the front, radiator, ceiling light point, and loft access with ladder.

### Bedroom Three

Double-glazed bow window to front, radiator and ceiling light point.

### Bathroom

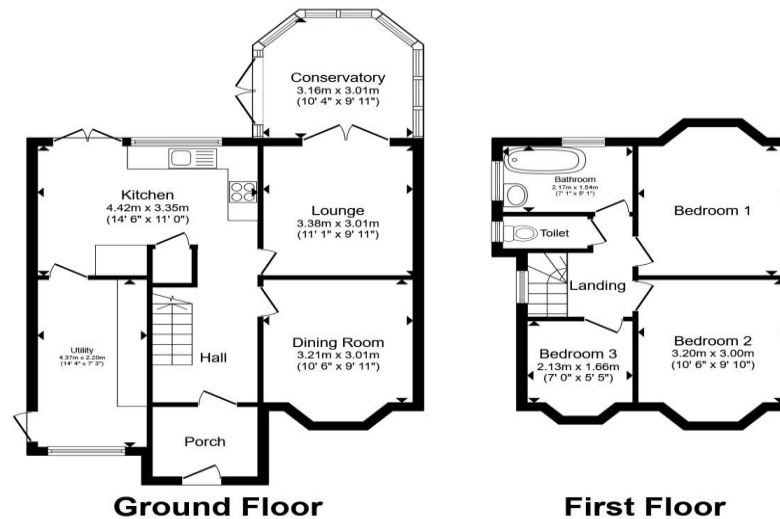
Double-glazed window to rear and side, heated towel rail, ceiling light point, cupboard housing the boiler, vanity sink, jacuzzi bath with shower over.

### Separate W.C.

Double-glazed window to side, ceiling light point and low level w.c.

### Rear Garden

Paved patio area, seating areas, mature shrubs, apple, plum, damson and pear trees, greenhouse and enclosed by fencing.



Total floor area 101.3 m<sup>2</sup> (1,090 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](http://www.propertybox.io)



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## Bentley Road, Birmingham

- TRADITIONAL SEMI DETACHED
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- CONSERVATORY
- EXTENDED FITTED KITCHEN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

# £350,000



Please note the marker reflects the  
postcode not the actual property

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**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



[shipways.co.uk](https://shipways.co.uk)