



2 Bedroom Semi-Detached House

Bentley Drive, Walsall

Offers Over £110,000



REDSTONES

A superb, improved and upgraded two bedroom semi detached property having the benefit of majority UPVC double glazing and gas central heating. This lovely well presented family home further comprises, lounge, dining room, refitted kitchen, refitted bathroom, two double bedrooms and front and rear gardens. Energy rating D.

SUMMARY A superb, improved and upgraded two bedroom semi detached property having the benefit of UPVC double and gas central heating. This lovely well presented family home further comprises, lounge, dining room, refitted kitchen, refitted bathroom, two double bedrooms and front and rear gardens. Energy rating D.

RECEPTION HALL With UPVC door to the front, under stairs cupboard and doors to the lounge and dining room.

LOUNGE 11' 4" x 11' 11" (3.45m x 3.63m) With UPVC double glazed bay window to the front and central heating radiator.

DINING ROOM 12' 4" x 12' (3.76m x 3.66m) With UPVC double glazed window to the rear, stairs off to the first floor, central heating radiator and entrance to the kitchen.

KITCHEN 11' 5" x 6' 2" (3.48m x 1.88m) With UPVC single glazed window to the side, stainless steel sink and drainer, roll top work surfaces, matching wall base and drawer units, four ring electric hob, extractor fan, wine rack, tiled surrounds, electric oven, central heating radiator, plumbing and appliance space, UPVC double glazed door to the garden, tiled floor and door to the bathroom.

REFITTED BATHROOM 6' 5" x 6' 9" (1.96m x 2.06m) With UPVC double glazed window to the side, heated towel rail, panelled bath with shower over, tiled walls, wash hand basin in vanity unit, low level WC, tiled floor and airing cupboard with 'Worcester' combination boiler.

LANDING With doors to the bedrooms and central heating radiator.

BEDROOM ONE 12' 1" x 11' 4" (3.68m x 3.45m) With UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO 11' 9" x 12' 7" (3.58m x 3.84m) With UPVC double glazed window to the rear, central heating radiator and built in storage cupboard with loft access..

OUTSIDE To the rear there is a good sized rear garden comprising paved patio, brick built shed, lawned garden with borders, raised patio area to the rear and children's barked play area. To the front there is an enclosed garden with borders and gate to front with side access to property and access to the rear garden.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

