





DELIGHTFUL FAMILY HOME NOW FOR SALE ON TRUMAN STREET IN BENTLEY, WITH SPACIOUS ACCOMMODATION AND THREE BEDROOMS. This is an excellent opportunity to purchase a lovely semi detached house in a quiet location, which has been updated and extended to the rear with a conservatory. You will not want to miss this one and it briefly comprises of entrance hall, living room, conservatory, kitchen/dining room, stairs, landing, three bedrooms, bathroom, front and rear gardens. Solar panels included. **A MUST SEE.**

ENTRANCE HALL

3' 8" x 2' 8" (1.13m x 0.82m) This superb and well appointed property in this established location, is accessed via the front facing double glazed frosted door to the entrance hall, benefitting from stairs to the first floor and internal doors to the kitchen and living room.

LIVING ROOM

17' 2" x 11' 1" (5.25m x 3.39m) Lovely bright and airy living space that is perfect as a family entertaining area with double glazed French doors leading through to the conservatory, front facing double glazed window, two radiators, coving to the ceiling, picture rail and a coal effect electric feature fire with decorative surround.

CONSERVATORY

12' 4" x 10' 2" (3.78m x 3.12m) A great addition to this property and a room that allows you to enjoy the lovely gardens with rear facing double glazed French doors to the garden, side/rear facing double glazed windows, laminate flooring and offers further living space.



KITCHEN/DINER

17' 4" x 10' 9" (5.29m x 3.28m) Wonderful open plan kitchen/dining area perfect for those family meals, with front facing double glazed window, two rear facing double glazed windows, rear facing stable door to the garden, fitted kitchen units at eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, partially tiled walls above the surfaces, space for a range style cooker with gas hob, extractor hood mounted above, plumbing for a washing machine, storage cupboard with space for a fridge/freezer and a radiator.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 0" x 4' 3" (2.75m x 1.30m) Providing access to all bedrooms/bathroom, plus views over the rear garden via the double glazed rear facing window.

BEDROOM

12' 5" x 10' 9" (3.79m x 3.30m) Spacious bedroom positioned at the front of the property with a built in dressing table above the stairs, front facing double glazed window and a radiator.

BEDROOM

8' 7" x 11' 1" (2.64m x 3.39m) Further lovely bedroom with views over the front of the property via the front facing double glazed window, small storage alcove above the stairs and a radiator.

BEDROOM

8' 1" x 8' 1" (2.48m x 2.47m) Spacious single bedroom with rear facing double glazed window and a radiator.







BATHROOM

4' 3" x 7' 10" (1.32m x 2.39m) Beautifully presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, electric shower unit, partially tiled walls, tiled flooring, spotlights to the ceiling, heated towel radiator and a rear facing double glazed frosted window.

FRONT GARDEN

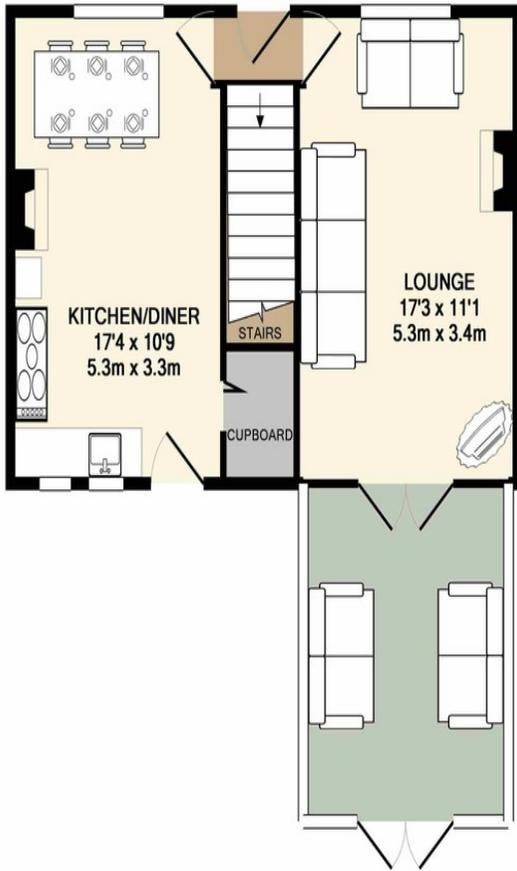
Small front garden with a mixture of shrubs/flowers, front access gate to the property, side access gate to the rear garden and enclosed with a fence/wall.



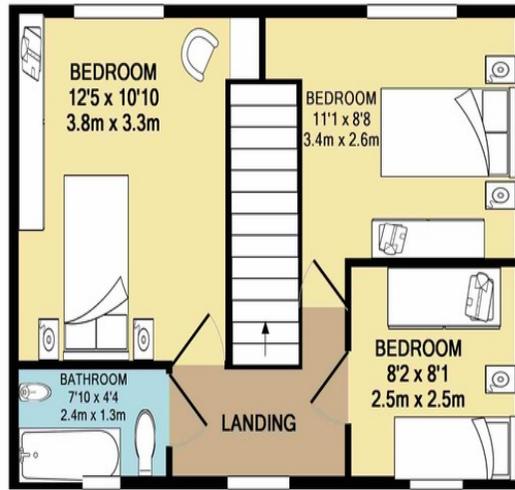
REAR GARDEN

A beautiful garden with laid to lawn area, surrounding mixed shrubs and trees, paved patio, gravel beds, raised decking, fence enclosure and an outbuilding for storage.





GROUND FLOOR
APPROX. FLOOR AREA
574 SQ.FT.
(53.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1019 SQ.FT. (94.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	