



smarthomes

Kendrick Grove

Hall Green, Birmingham, B28 0GD

- A Well Presented Recently Constructed Mid Terraced Property
- Being sold on a 38% Shared Ownership Basis
- Two Double Bedrooms
- Kitchen/Breakfast Room

Shared Ownership £91,200

EPC Rating - 66

Current Council Tax Band - C





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to canopy porch with colonial panelled door leading into

Entrance Hallway

With ceiling light point, central heating radiator, wall mounted alarm control panel, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

10' 1" x 14' 10" (3.07m x 4.52m) With double glazed window to front elevation, central heating radiator, useful under-stairs storage cupboard, ceiling light point, feature fire surround with Living Flame coal effect electric fire and door leading through to



Kitchen / Breakfast Room to Rear

10' 0" x 10' 11" (3.05m x 3.33m) Being fitted with a range of high light oak effect base and matching wall units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, integrated oven with four ring gas hob set below combination and extractor, space for fridge freezer, central heating radiator, built-in storage cupboard housing the gas central heating boiler, ceiling light point, LVT flooring, double glazed window to rear, composite double glazed door leading out to rear garden and further door through to



Guest WC/Utility

3' 3" x 9' 6" (0.99m x 2.9m) With low flush WC, pedestal wash hand basin with tiled splashback, plumbing for washing machine set below butchers block style roll-top work surface, double glazed window to rear, central heating radiator and ceiling light point



Accommodation On The First Floor

Landing

With doors leading off to

Bedroom One to Front

9' 7" x 13' 9" (2.92m x 4.19m) With two double glazed windows to the front elevation, central heating radiator, built-in store cupboard and ceiling light point

Bedroom Two to Rear

10' 4" x 13' 7" (into recess) (3.15m x 4.14m) With double glazed window to rear elevation, built-in storage, central heating radiator and ceiling light point



Family Bathroom

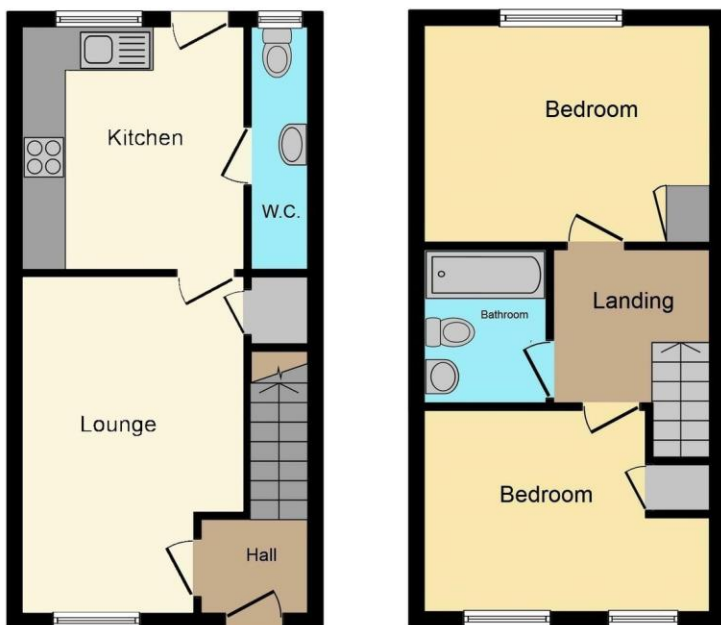
7' 0" x 6' 6" (2.13m x 1.98m) Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin with tiling to water prone areas, vinyl flooring, central heating radiator and ceiling light point.

Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to sides and rear and courtesy gate leading out to rear pedestrian access.

Tenure

We are advised by the vendor that the property is leasehold with 87 years remaining on the lease and a monthly rental and service charge of £339.55 for the remaining 62% share, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.