smarthomes

Kendrick Grove
Hall Green, Birmingham

- A Modern One Bedroom First Floor Apartment
- Open Plan Lounge/Kitchen/Diner
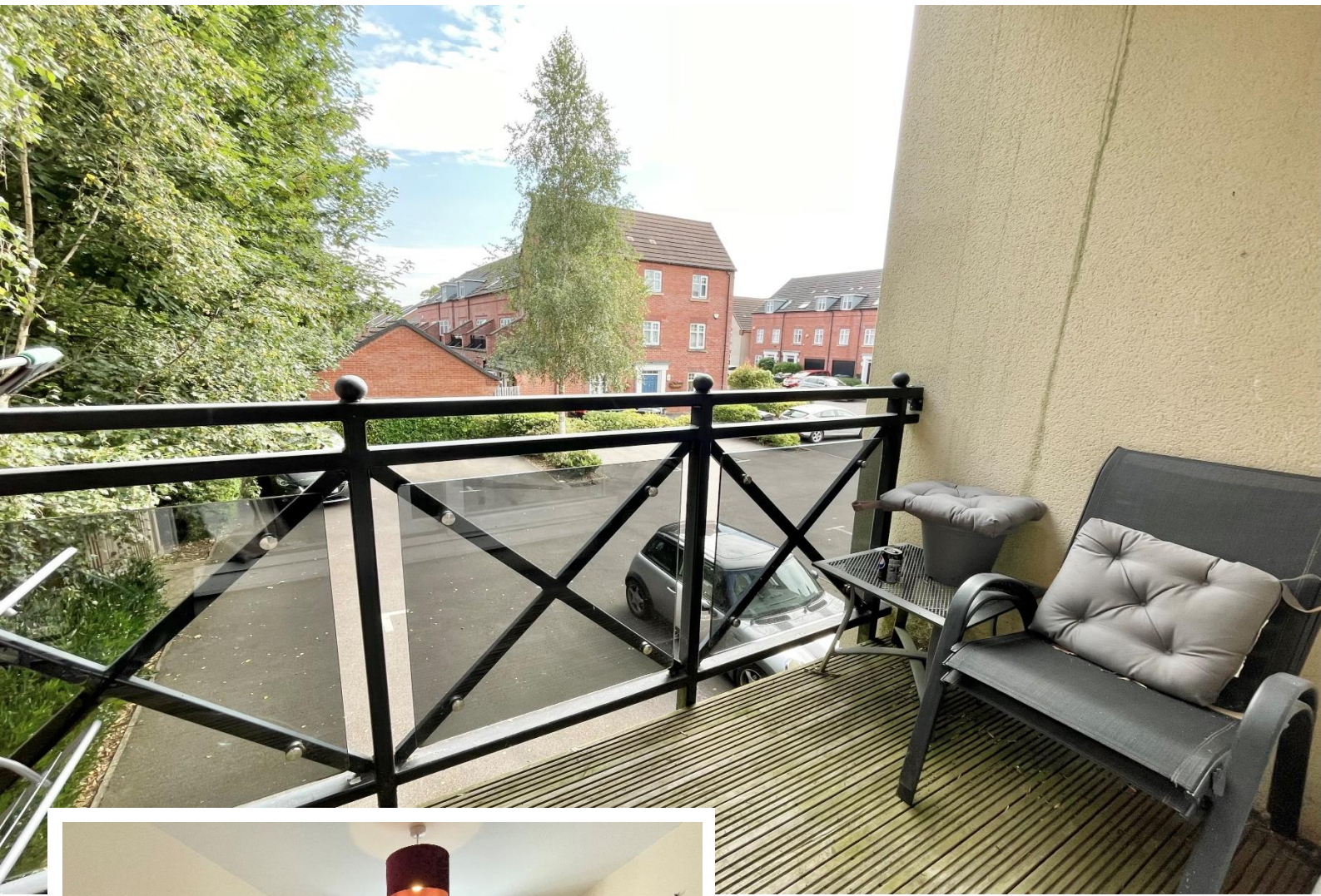- Private Balcony & No Upward Chain
- Allocated Parking Space

£125,000

Current EPC Rating - B
Current Council Tax Band - B

Property Description

A modern first floor apartment situated in a a lovely discreet location being sold with the benefit of no upward chain. Offering accommodation comprising an open plan lounge/kitchen/diner, private balcony, double bedrooms with fitted wardrobes, modern bathroom, communal gardens and bike storage and an allocated parking space
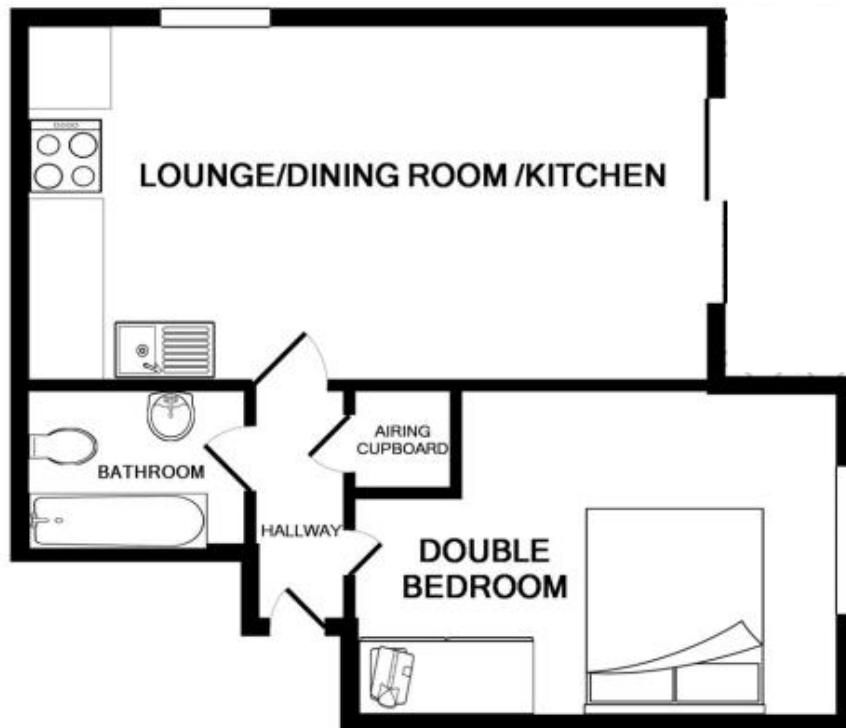
Rooms & Measurements

Open Plan Lounge/Kitchen/Diner - 5.82m x 2.97m (19'1" x 9'9")Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, four ring electric hob with extractor canopy over, inset electric oven, integrated washing machine and fridge/freezer, wall mounted electric heater, light point and spot lights to ceiling, part wood effect flooring, double glazed window to side and double glazed sliding patio doors leading out to private balcony

Double Bedroom - 3.68m x 2.74m (12'1" x 9'0")With double glazed window, fitted double wardrobe, electric heater and ceiling light point

Modern Bathroom - 1.96m x 1.68m (6'5" x 5'6")Being fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin. Tiling to water prone areas, wood effect flooring and ceiling light point

Tenure - We are advised by the vendor that the property is leasehold with approx. 142 years remaining on the lease, a service charge of approx. £1,400 per annum and a ground rent of approx. £200 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor.
Current council tax band – B

LOUNGE/DINING ROOM /KITCHEN

AIRING CUPBOARD

BATHROOM

HALLWAY

DOUBLE BEDROOM