



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

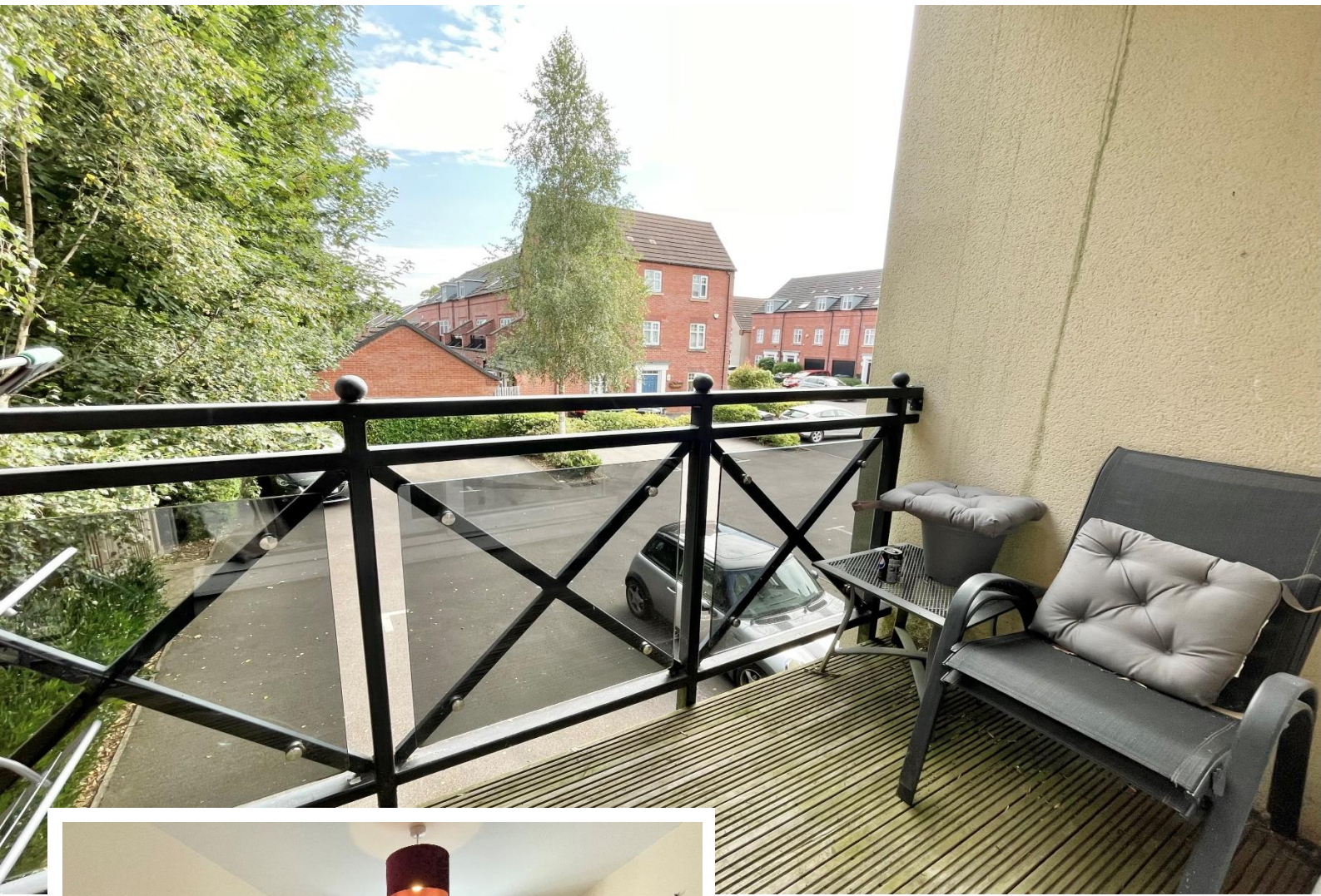
Current EPC Rating - B
Current Council Tax Band - B





Property Description

A modern first floor apartment situated in a 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



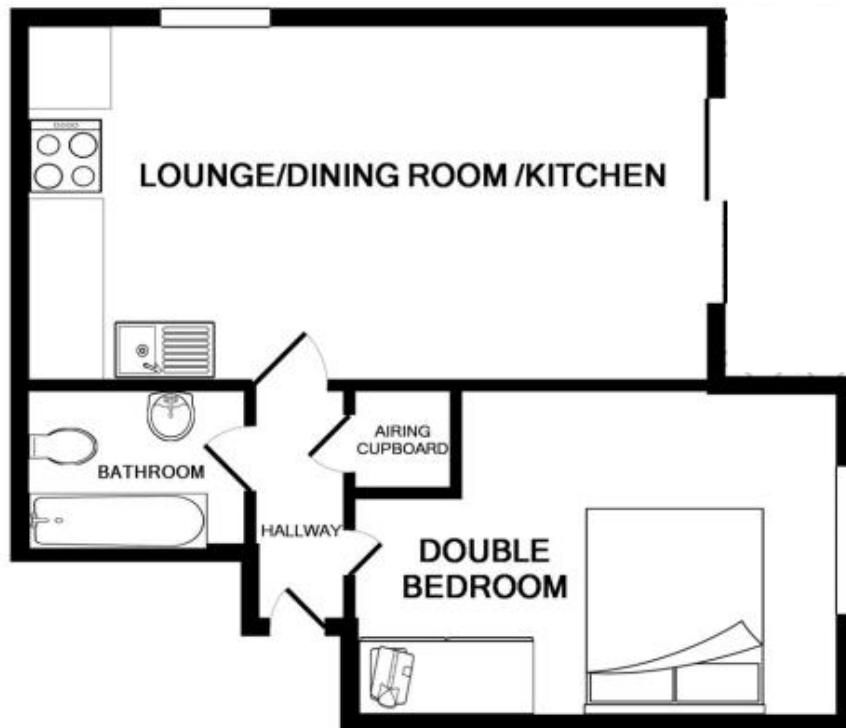
Rooms & Measurements

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



316 Stratford Road
Shirley
Solihull
B90 3DN

www.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 are 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.