



smarthomes

## Kendrick Grove

Hall Green, Birmingham, B28 0GD

- A Very Well Presented Mid Terraced Property
- Three Bedrooms
- En Suite & Family Bathroom
- Breakfast Kitchen
- Quiet Cul-De-Sac Location
- Green Park Space To The Front

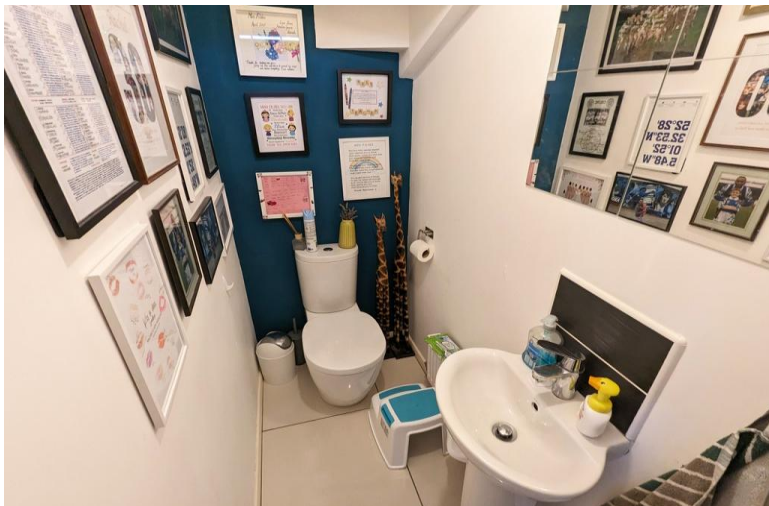
**£300,000**

EPC Rating TBC

Current Council Tax Band – C







## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking for two cars and extending to composite front door leading into

### Lobby

With ceiling light point, central heating radiator, ceramic tiled flooring, door off to lounge and door to

### Guest WC

With low flush WC, pedestal wash hand basin with tiled splashback, ceramic tiled flooring, central heating radiator, extractor and ceiling light point

### Lounge to Front

12' 2" x 16' 4" (into bay) (3.71m x 4.98m) With walk-in double glazed bay window to front elevation, two central heating radiators, two ceiling light points, timber effect laminate flooring and door leading to





### Lobby

With stairs to the first floor, central heating radiator and door opening to

### Breakfast Kitchen to Rear

10' 11" x 15' 6" (3.33m x 4.72m) Being fitted with a range of modern high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, electric oven, four ring gas hob with extractor over, space for a washing machine, space for fridge freezer, integrated dishwasher, two ceiling lights, central heating radiator, double glazed window to rear and double glazed French doors leading out to the rear garden



### Accommodation On The First Floor

#### Landing

With loft hatch, airing cupboard and doors leading off to

#### Bedroom One to Rear

10' 11" x 9' 5" (3.33m x 2.87m) With two double glazed windows to rear elevation, central heating radiator, ceiling light point, built-in triple wardrobe and door leading to



#### En-Suite Shower Room

4' 6" x 6' 11" (1.37m x 2.11m) Being fitted with a three piece white suite comprising of; oversized shower enclosure with sliding glazed door and electric shower over, low flush WC and pedestal wash hand basin with mixer tap, tiling to splash prone areas, tiled floor, ladder style central heating radiator, extractor and ceiling light point.

#### Bedroom Two to Front

8' 2" x 12' 5" (into wardrobe) (2.49m x 3.78m) With double glazed window to front elevation, built-in triple wardrobe, central heating radiator and ceiling light point



#### Bedroom Three to Front

7' 4" x 7' 1" (2.24m x 2.16m) With double glazed window to front elevation, central heating radiator and ceiling light point

#### Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, tiled flooring, ladder style central heating radiator, extractor and ceiling light point.



**Rear Garden**

Being mainly laid to lawn with generous timber decked patio area, cold water tap and fencing to boundaries

**Tenure**

We are advised by the vendor that the property is freehold, 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 Nigel Hodges. Current council tax band - C



**Ground Floor**



**First Floor**

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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.