



smarthomes

Kendrick Grove

Hall Green, Birmingham, B28 0GD

- A Modern Three Storey Family Home
- Three Double Bedrooms
- Lounge With Balcony & Modern Dining Kitchen
- Three Bathrooms & Guest WC

Offers Over £320,000

EPC Rating – 77

Council tax band - D





Property Description

The property is set back from the road behind a small lawned fore garden, tarmac driveway providing off road parking extending to garage door and electric car charging point and block paved pathway leading to attractive entrance with composite front door to

Entrance Hallway

With two ceiling light points, radiator, two useful storage cupboards, wood effect flooring, stairs leading to the first floor accommodation, door to garage and doors leading off to

Dining Kitchen to Rear

15' 1" x 14' 1" (4.6m x 4.3m) Being fitted with a modern range of high gloss wall, drawer and base units, wood effect laminate work surfaces with matching upstands, sink and drainer unit with feature mixer tap, five ring Whirlpool gas hob with stainless steel splashback and extractor canopy over, inset eye-level Bosch electric oven and grill, space and plumbing for dishwasher, space for



fridge freezer, cupboard housing Ideal boiler, two ceiling light points, radiator and UPVC double glazed French doors leading out to the rear garden

Guest WC

With low flush WC, radiator, ceiling light point, extractor fan, pedestal wash hand basin and tiling to splashback areas

Accommodation on the Second Floor

Landing

With radiator, ceiling light point and doors radiating off to



Lounge to Rear

15' 5" x 10' 9" (4.7m x 3.3m) With ceiling light point, two radiators and UPVC double glazed French doors with matching windows to either side leading out to balcony

Bedroom Three to Front

15' 5" x 8' 6" up to wardrobes (4.7m x 2.6m) With two UPVC double glazed windows to front elevation, radiator, built-in wardrobes with mirrored sliding doors and ceiling light point



Four Piece Family Bathroom

7' 6" x 5' 10" (2.3m x 1.8m) Being fitted with a four piece white suite comprising panelled bath with shower over and glazed screen, low flush WC, pedestal wash hand basin and shower enclosure with thermostatic shower, complementary tiling to water prone areas, ceiling light point, extractor and ladder style radiator

Accommodation on the Second Floor

Landing

With radiator, ceiling light point, useful storage cupboards and doors radiating off to



Bedroom One to Rear

13' 5" x 10' 9" (4.1m x 3.3m) With two Velux windows to rear, ceiling light point, loft access, radiator, built-in wardrobes and door leading into

En-Suite Shower Room

Being fitted with a modern three piece white suite comprising double shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, complementary tiling to water prone areas, extractor, ceiling light point and ladder style radiator



Bedroom Two to Front

11' 1" x 8' 2" with some restricted head height (3.4m x 2.5m) With UPVC double glazed window to front elevation, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors

Bathroom to Front

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, Velux window to front, tiling to walls, ladder style radiator, ceiling light point and extractor fan



Garage

19' 8" x 8' 6" (6m x 2.6m) With metal up and over electric garage door to driveway, ceiling light point and utility area with base units, roll top work surface, space and plumbing for washing machine and tumble dryer

Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, composite shed and side gate access

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements