



smarthomes

Kendrick Grove

Hall Green, Birmingham

- A Modern Three Bedroom End-Terrace Property
- Lounge, Kitchen/Diner, Guest W.C
- Private Westerly Facing Rear Garden
- Driveway Parking

Offers Over £295,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A very well presented and recently constructed end-terrace family home situated in a most popular location. Offering accommodation comprising a spacious lounge, kitchen/diner, guest W.C, three bedrooms, en-suite shower room, family bathroom, private Westerly facing rear garden and driveway parking



Rooms & Measurements

Spacious Lounge to Front 4.9m x 3.7m (16'0" x 12'1")

Kitchen/Diner to Rear 4.7m x 3.3m (15'5" x 10'9")

Bedroom One to Rear 3.2m x 2.8m (10'5" x 9'2")

En-Suite Shower Room to Side

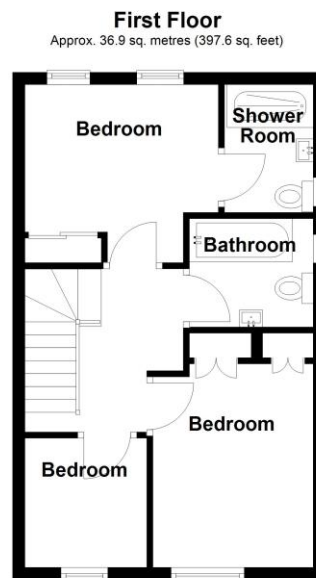
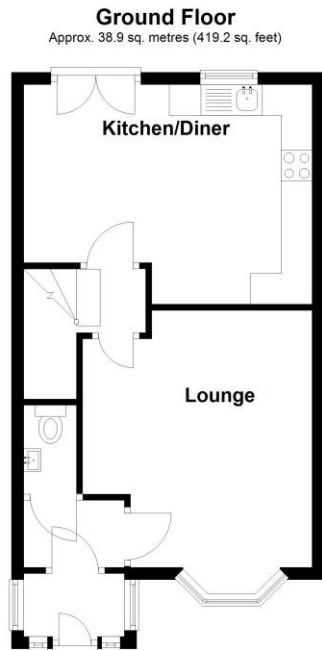
Bedroom Two to Front 3.2m x 2.4m (10'5" x 7'10")

Bedroom Three to Front 2.2m x 2.1m (7'2" x 6'10")

Family Bathroom to Side 2.2m x 1.8m (7'2" x 5'10")

Tenure

We are advised by the vendor that the property is freehold. 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



Total area: approx. 75.9 sq. metres (816.8 sq. feet)

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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 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.