

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 83.3 sq. metres (896.4 sq. feet)
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 Plan produced using Floorplan.



LEGAL READY

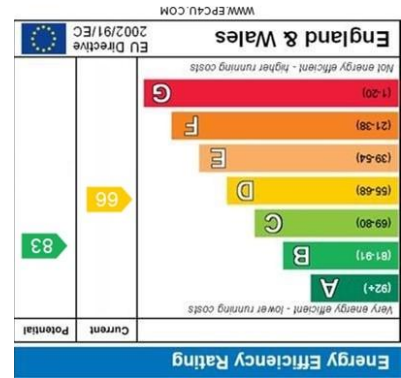
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

You feel free to relay this to your Solicitor or License Conveyancer.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM TERRACED
- WELL PRESENTED
- DOWNSTAIRS WC
- PORCHWAY
- SPACIOUS LOUNGE
- KITCHEN DINER

Kendrick Avenue, Shard End, Birmingham, B34 7SG

Offers Over £180,000



Property Description

Are you looking for a fabulous three bedroom mid terrace home. If you are a first time buyer or family looking for the next step this one is for you. Benefitting from warm air heating and well presented with porch, inner hall, downstairs WC, open plan lounge, kitchen diner, three bedrooms and family bathroom recently renovated. You really don't want to miss this one, Call Green and Company now to arrange your viewing.

Approached off Kendrick Avenue with lawn to the fore and access to porch with store cupboard and door into: - Inner Hall with door to WC and lounge, laminate flooring, WC has sink, WC tiled floor, metro style brick tiles.

LOUNGE 17' 4" into bay x 9' 9" (5.28m x 2.97m) Is open with stairs to first floor, laminate flooring, electric fire with brick surround, bay window to front.

KITCHEN 16' 2" x 9' 4" (4.93m x 2.84m) Benefitting tiled floor, modern style gloss units with wood effect worktop, gas hob, oven, extractor, stainless sink, door to rear, window to rear, spotlighting, feature splash back tiling and plumbing for washing machine.

FIRST FLOOR With doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 12' 1" x 9' 11" (3.68m x 3.02m) With window to front, laminate flooring, walk in wardrobe.

BEDROOM TWO 10' x 8' 6" max 6' 4" min (3.05m x 2.59m max 1.93m min) With window to rear and laminate flooring.

BEDROOM THREE 9' 4" x 6' 11" (2.84m x 2.11m) With window to rear, laminate flooring.

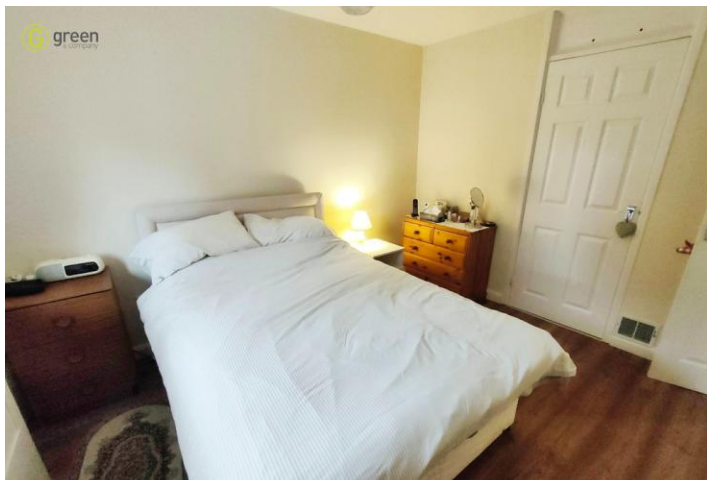
BATHROOM Having tiled floor, stone gloss effect wall tiling, mosaic border, electric shower over bath, WC, sink, spotlighting, window to front and airing cupboard.

GARDEN Benefits from brick built store room, patio area, lawn and selection of trees and shrubbery.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, limited Three, O2, Vodafone and data likely available for EE, limited Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

