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& company



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- A photograph of a two-story terraced house. The upper floor has a brown textured brick finish and several windows, including a bay window on the right. The lower floor is white with a central bay window and a side door. A paved driveway leads to the front of the house, and a small garden area is visible on the left. A grey car is parked on the right. The image is part of a real estate listing.

Kendrick Avenue, Shard End, B34 7SJ

£175,000



Property Description

Fabulous opportunity to acquire this lovely three bedroom mid terraced home in Shard End. This would make a great purchase for first time buyers or investors looking to add to their portfolio. This home offers block paved frontage, kitchen diner, spacious lounge, outside storage, three bedrooms and family bathroom. Offering great potential don't miss out. Call Green and Company to arrange your viewing.

Block paved frontage leading to:-

PORCH With storage cupboard and window to side.

HALL With laminate flooring, spotlights.

LOUNGE 15' 11" x 12' 4" (4.85m x 3.76m) Having sliding door access, patio doors to rear, blinds and feature panelled wall.

KITCHEN 9' 9" x 16' 2" (2.97m x 4.93m) Is spacious and offers dining area, window to front, vinyl flooring, spotlights, electric hob and oven, sink, bay window, base units and worktop, warm air control system.

WC Off hall with vinyl flooring, laminate wall covering, corner sink, WC and window.

LANDING With airing cupboard.

BEDROOM ONE 8' 5" x 15' 7" (2.57m x 4.75m) Having laminate flooring, fitted wardrobes, window to rear.

BEDROOM TWO 9' 9" x 13' 3" (2.97m x 4.04m) With window to front, blind.

BEDROOM THREE With window to rear, laminate flooring.

BATHROOM Benefitting vinyl flooring, laminate wall covering, electric shower, walk in shower tray, window to front, WC, sink.

GARDEN With block paved patio, artificial lawn, fenced boundaries, rear gate, storage room.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor, variable in home

O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps.

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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100