

property details **approval form**

36 Kendrick Avenue, Birmingham, West Midlands, England, B34 7SA

Date: 05 November 2025

Property Ref and Version: CAB111788 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£160,000

Tenure: Freehold

>> **key features**

- > MID TERRACE
- > THREE BEDROOMS
- > LOUNGE
- > KITCHEN DINER
- > BATHROOM
- > DOWNSTAIRS WC
- > NO CHAIN
- > FREEHOLD
- > EPC Rating: Awaited

>> **short description**

*** DO NOT MISS OUT *** IN NEED OF MODERNISATION *** MID TERRACE *** NO CHAIN *** FREEHOLD *** THREE BEDROOMS *** LOUNGE *** KITCHEN DINER *** FRONT AND REAR GARDEN *** GREAT INVESTMENT OPPORTUNITY *** VIEWING RECOMMENDED ***

>> **long description**

NEW TO THE MARKET!!!

Great investment opportunity or first time buy! In need of modernisation this property is a three-bedroom mid terrace house with lots of potential to be a lovely family home!

Offered freehold with no chain! Call Shipways to view!

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>> **directions**

>> **Agent Note**

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>> **room description**

Access

Lawned garden with gate to slabbed pathway

Entrance Porch

Brick built porch, window to the front and wooden glazed door

Entrance Hall

Door to hall, window to front, ceiling light point with stairs up to first floor

Downstairs Toilet

Ceiling light point, W.C. and wash basin

Lounge

17' x 9' 1" (5.18m x 2.77m)

Window to front, two ceiling light points and one radiator.

Kitchen

16' x 9' (4.88m x 2.74m)

Two ceiling light points, window to the rear, wall and base units, rolled worktops, space for appliances, sink with drainer and door to garden

Landing

Ceiling light point and loft access

Bedroom One

12' 5" x 9' 1" (3.78m x 2.77m)

Window, radiator and ceiling light point

Bedroom Two

10' 2" x 6' 7" (3.10m x 2.01m)

Window, radiator and ceiling light point

Bedroom Three

9' 6" x 7' 2" (2.90m x 2.18m)

Ceiling light point, window and radiator

Bathroom

Window to front, vanity sink unit, panelled bath, low level w.c. and ceiling light point

Rear Garden

Mainly laid to lawn with enclosed fencing

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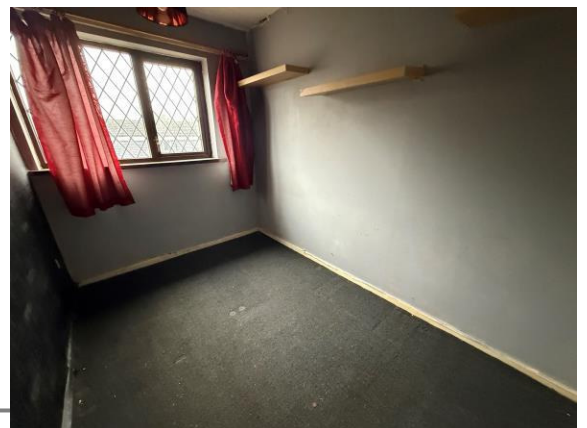
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>> **property images**



Your Shipways office: 258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE
T 0121 747 4722 E castlebromwich@shipways.co.uk

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>> floor plan

>> approval

	Signature	Date
Fran Nutt		
Caitlyn Allen Countrywide Corporate		