

BK & K Bloore King & Kavanagh

Sales & Lettings



86 Pendragon Road
Birmingham, B42 1RJ

Offers In The Region Of £215,000

Property Description

Bloore King & Kavanagh Ltd are pleased to offer this three bedroom, three storey semi detached family home with loft conversion, which is situated on a popular and sought after residential road in Perry Barr.

The property is briefly comprising of; entrance hall, through lounge diner, kitchen, lean to with an additional outhouse adjoined, three bedrooms and an upstairs bathroom. On street parking is available with a well maintained enclosed garden to the rear.

The property is ideally located for local amenities, public transport links and School catchment area.

EPC - D / CT Band - C

Approach

On street parking available to the front. Access via front gate leading to front door and side lean to access. Front garden mainly laid to lawn with shrubbery on its borders.

Entrance Hall

3.84m x 1.63m (12'7" x 5'4")

Window to side with stairs leading to first floor accommodation. Under stairs recess and a built in storage cupboard available. Meter cupboard at the bottom of the stairs. Carpeted throughout and access to through lounge diner and kitchen.

Through Lounge Diner

7.32m x 3.03m (24'0" x 9'11")

Maximum length into bay. Windows to front and rear. Access to rear via patio door. Electric fire installed with wood surround.

Kitchen

2.85m wp x 2.17m (9'4" wp x 7'1")

Window to rear and side. Fully tiled throughout and offering an eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding cooker, recess for a tall freestanding fridge freezer and plumbing for a washer. Access via side to lean to/side entry.

Lean To/Side Entry

8.00m x 1.35m (26'2" x 4'5")

Access to front and access to rear garden via side door. Outside tap and gas meter installed. A separate door leading to the additional outhouse adjoined.

Additional Outhouse

3.30m x 1.41m (10'9" x 4'7")

Window to side.

First Floor Landing

Doors leading to upstairs bathroom and bedrooms one and two. Stairs leading to second floor accommodation.

Bedroom One

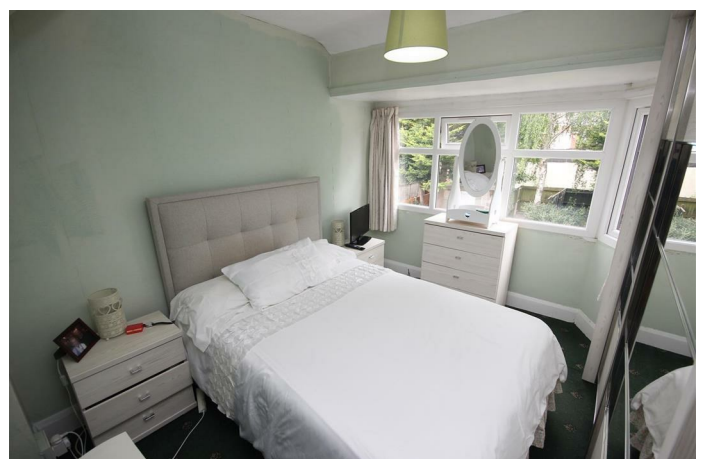
3.65m x 3.11m widest point (11'11" x 10'2" widest point)

Maximum length into bay. Window to rear.

Bedroom Two

2.69m widest point x 4.82m (8'9" wp x 15'9")

Windows to front. Fitted wardrobes installed.



Bathroom

1.87m x 1.60m (6'1" x 5'2")

Window to rear. Three piece bathroom suite comprising of; bath with mains fed shower over, vanity unit wash hand basin and low level flush WC. Fully tiled walls and vinyl flooring. Housing combi boiler.

Second Floor Landing

Window to rear. Access to bedroom three.

Bedroom Three

2.83m x 2.27m (9'3" x 7'5")

Window to rear.

Rear of Property

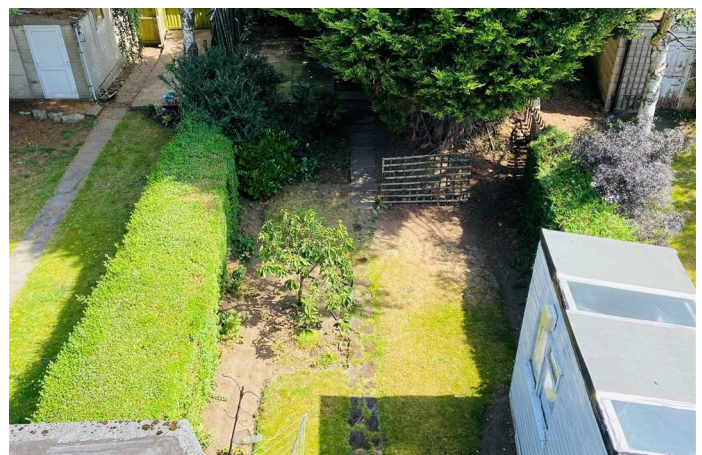
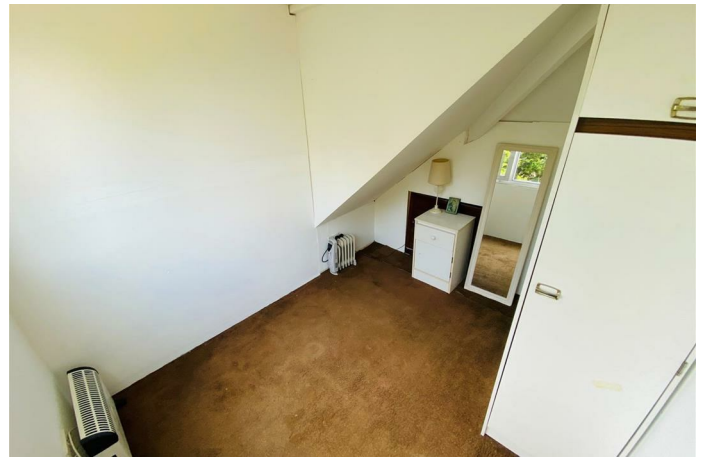
A dining patio area with steps leading down to the main garden laid to lawn with shrubbery on its borders. Following down via a central mosaic pathway leads you to another concrete laid patio area, ideal for shed instalment.

Freehold

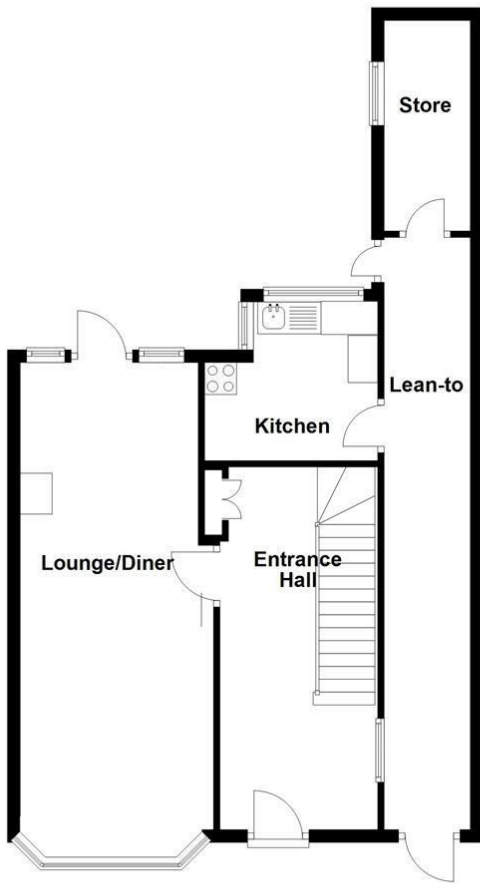
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

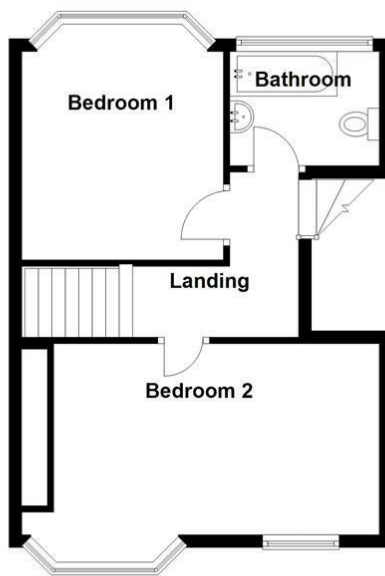
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



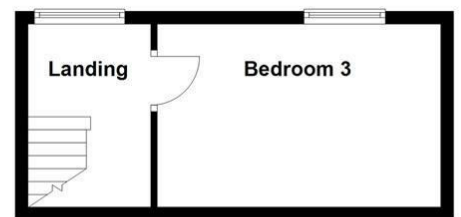
Ground Floor



First Floor



Second Floor



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.