



Kendrick Avenue, BIRMINGHAM

burchell
edwards

Kendrick Avenue, BIRMINGHAM B34 7SD

for sale offers in the region of
£150,000



Property Description

Burchell Edwards Castle Bromwich are delighted to offer this ground floor, two bedroom flat situated conveniently in the shard end area of Birmingham (B34).

This property is ideal for first time buyers or the perfect opportunity for buy to let investors and will be available with no upward chain!

In brief comprising a lounge, fitted kitchen, two double bedrooms, modern fitted bathroom and a private rear garden.

Located near many local amenities including shops, eateries and public transport links that provide easy access into; Birmingham City Centre and many more popular destinations making it perfect for commuters.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.



Entrance Hallway

Laminate flooring, central heating radiator and three storage cupboards.

Lounge

16' 1" x 11' 4" (4.90m x 3.45m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Kitchen

19' 4" x 7' 8" (5.89m x 2.34m)

Three double glazed windows and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, extractor hood, tiled flooring, tiling to splash prone areas and central heating radiator.

Bedroom One

12' 7" max x 9' 2" into recess (3.84m max x 2.79m into recess)

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

12' 2" into recess x 10' 1" (3.71m into recess x 3.07m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, central heating radiator, tiling to walls and tiled flooring.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210020

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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