



Kennet Grove, BIRMINGHAM





Property Description

Burchell Edwards are delighted to present this three bedroom end terrace town house situated in a popular area of Smiths Wood, Birmingham (B36).

This beautifully presented property offers plenty of space throughout and is located near many local shop and amenities, and neighbours other areas such as Chelmsley Wood and Castle Bromwich.

Spread across three storeys and briefly consisting of a dining room, modern fitted kitchen, a guest W/C, open plan lounge/living area, three bedrooms and a family bathroom. Additional benefits of double glazing and gas central heating throughout.

Upon arrival you will also discover off-road parking by way of a private driveway and to the rear there is a low maintenance rear garden with fenced boundaries.

Given its' locality, the property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres and not to forget Birmingham Airport.

Viewings are highly recommended 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.

Ground Floor Accommodation

Entrance Hallway

Stairs to first floor accommodation, spotlights, central heating radiator, engineered wooden flooring and door to W.C.

W.C

W.C., wash hand basin and engineered wooden flooring.

Dining Room

15' 7" x 7' 4" into recess (4.75m x 2.24m into recess)

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

Kitchen

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob with extractor, space and plumbing for dishwasher and washing machine, tiling to splash prone areas, spotlights, central heating boiler and engineered wooden flooring.

First Floor Accommodation

Open Plan Lounge Area

28' 2" max into recess x 13' 3" max (8.59m max into recess x 4.04m max)

L shaped room. Double glazed windows to front and rear elevations, central heating radiator, carpet, stairs to second floor accommodation and door to bedroom three.

Bedroom Three

12' 5" into recess x 7' 7" (3.78m into recess x 2.31m)

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

Second Floor Accommodation

Landing

Spotlights, storage cupboard, carpet and loft access via hatch.

Bedroom One

11' 7" x 10' 9" plus wardrobe (3.53m x 3.28m plus wardrobe)

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

Bedroom Two

14' 3" plus wardrobe x 8' 2" into recess (4.34m plus wardrobe x 2.49m into recess)

Double glazed window to rear elevation, carpet, central heating radiator, spotlights and fitted wardrobe.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, vinyl flooring and spotlights.

Front Garden

Block paved driveway providing off road parking.

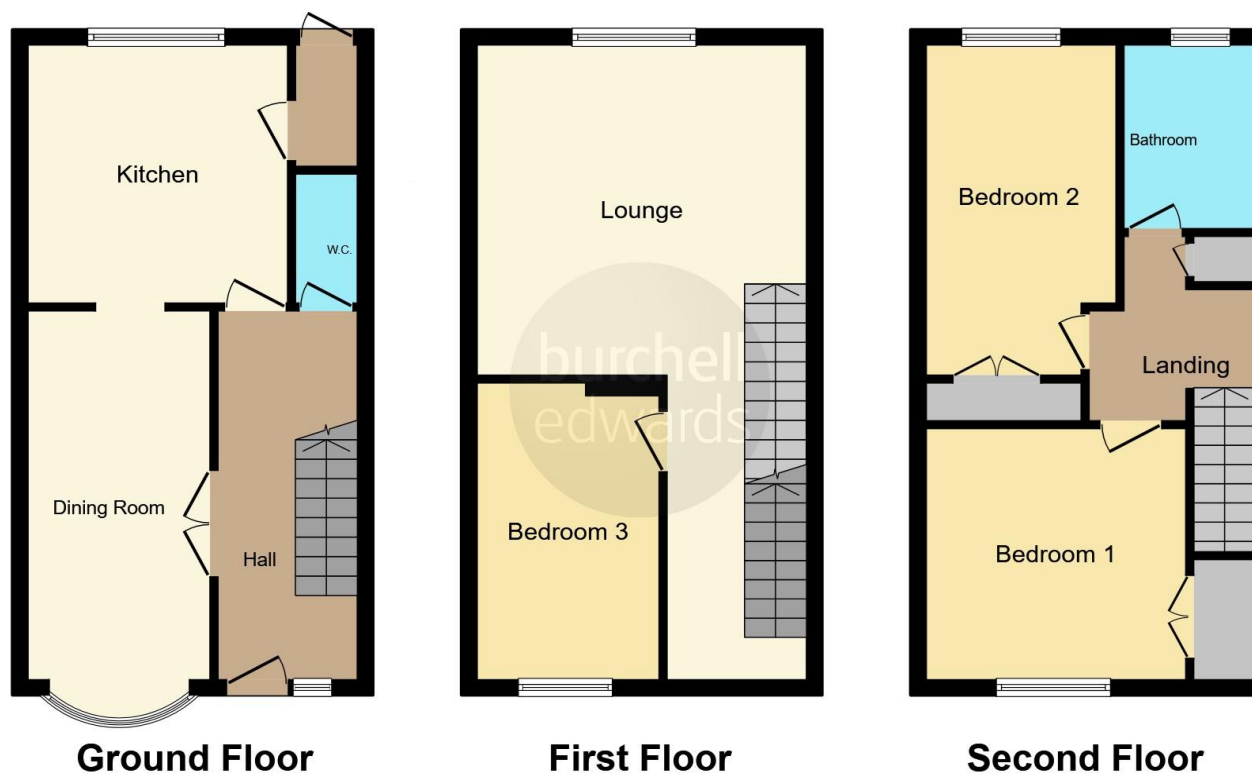
Rear Garden

Patio area, artificial lawn, outside tap, brick built storage shed, gated side access and fencing to all boundaries.









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

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EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210053



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Property Ref: CBW210053 - 0003