



Kendrick Avenue, Birmingham





Property Description

Burchell Edwards are delighted to present this family home, ideal for many types of buyers. .

Moving through the entrance hallway, you will find a ground floor W/C, modern kitchen/diner and a spacious family lounge which overlooks a private rear garden.

Upstairs, the property boasts three bedrooms, all three of which are spacious and suit a modern day family. The Bathroom has recently been modernised.

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.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, this plot is unique with a well-maintained, wrap round garden, providing a peaceful and tranquil space to relax. In addition, there are two allocated parking spaces, ensuring convenience for residents.

Located within minutes of the Water Orton to New Street train line, this property benefits from excellent public transport links. It is also in close proximity to nearby Lea Hall station, schools, local amenities, and a strong local community.

Entrance Porch

Double glazed windows to front and side elevations, door to side elevation, tiled flooring and storage cupboard.

Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

Lounge

12' 5" x 16' (3.78m x 4.88m)

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

Kitchen

16' 3" x 9' 8" (4.95m x 2.95m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, washing machine, dishwasher, tiling to splash prone areas, central heating radiator, spotlights and LVT vinyl flooring.

Landing

Loft access and carpet.

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)

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

Bedroom Two

15' 9" max x 9' 10" into door recess (4.80m max x 3.00m into door recess)

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

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin with vanity unit, bath with shower over, central heating radiator and tiling to walls.

Ground Floor W.C

Single glazed window to side elevation, W.C, wash hand basin and tiled flooring.

Front Garden

Driveway providing off road parking.

Rear Garden

Paved patio, laid to lawn, brick built storage shed and rear access.









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: D Council Tax
 Band: B

Tenure: Freehold

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