



Kennet Grove, Birmingham



Property Description

Burchell Edwards offer this two bedroom mid-terrace property situated conveniently in Smiths Wood. This property is the perfect opportunity for a first time buy or an investment as it will be sold with no upward chain.

In brief this property compromises an entrance hall, lounge, kitchen diner, Two bedrooms (previously three) and a family bathroom. You will also discover gardens to both the front and rear.

Ideally located within close proximity to local amenities, eateries and public transport links, as well as easy access into Birmingham City Centre, Birmingham Airport and Solihull Town Centre, Accessible via a small walkway.

We would recommend a viewing to be essential 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

Obscure double glazed door to front elevation, stairs to first floor, laminate flooring, ceiling light point and storage cupboard.

Living Room

12' 3" x 12' (3.73m x 3.66m)

Double glazed patio doors to rear elevation, laminate flooring and ceiling light point.

Kitchen

18' 6" x 8' 11" max (5.64m x 2.72m max)

Double glazed window to front elevation, double glazed patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a gas cooker, space and plumbing for a washing machine, ceiling light point and central heating radiator.



Landing

Double glazed window to front elevation, airing cupboard, loft access and doors off to:

Bedroom One

10' 10" max x 13' 8" (3.30m max x 4.17m)

Double glazed window to rear elevation, ceiling light points, laminate flooring and two central heating radiators.

Bedroom Two

14' 11" x 8' 2" (4.55m x 2.49m)

Double glazed window to rear elevation, ceiling light point, fitted wardrobes, laminate flooring and central heating radiator.

Bathroom

Tow double glazed windows to front elevation, corner bath with shower over, wash hand basin, WC and tiling to walls.

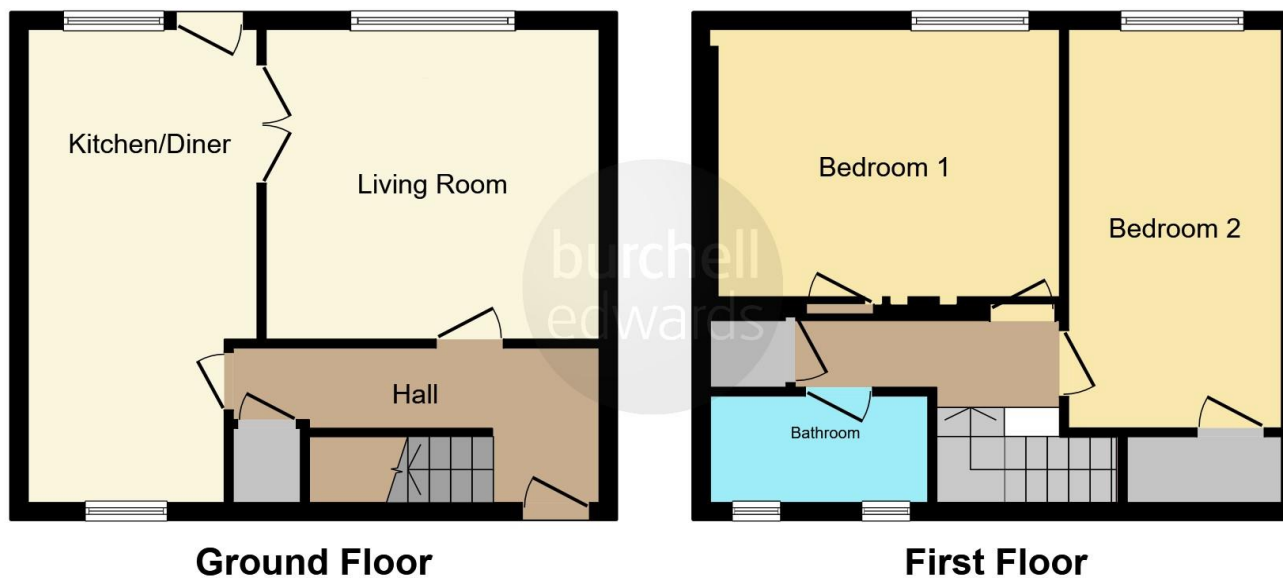
Garden

Mainly slabbed rear garden, outside tap and electrical socket, rear access and brick built storage.









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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210453



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