



Asking Price £120,000
Kendrick Avenue, Shard End,
Birmingham, B34 7SP

- 50% Shared Ownership
- Two Bedrooms
- End Terrace
- Driveway
- Downstairs WC
- Upstairs Bathroom

EPC Rating

Current: G
Potential: G

Council tax band

Band = C

***** SHARED OWNERSHIP PROPERTY
***** 50% SHARE ***** DRIVEWAY *****

This property is currently offered on a 50% share basis (we are awaiting confirmation if 100% share can be purchased immediately) The property is an end terraced property consisting of a driveway to the front providing off road parking, entrance hallway, guest cloakroom, lounge, kitchen and rear garden all to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS and a family bathroom. Energy Efficiency Rating:- C

Front Garden

Block paved driveway to one side of a paved pathway, to the other side is a decorative gravel area also providing off road parking for a further vehicle. Paved area leading to/from the rear access gate allowing direct access to the rear garden area. Double glazed door into:-

Entrance Hallway

Storage cupboard, wood effect flooring, doors to the guest cloakroom, lounge and an open archway allowing access to the kitchen area.

Guest Cloakroom

Suite comprising of a low flush w.c, and a wall mounted corner wash hand basin. Radiator, extractor fan and a double glazed window to the front.

Lounge

19'0" (max) 17'3" (min) x 12'7" (max) 9'9" (min) (5.79 (max) 5.26 (min) x 3.84 (max) 2.97 (min))

Two radiators, stairs rising to the first floor landing, and double glazed French style doors to the rear allowing access to the rear garden area.

Kitchen

9'11" x 6'1" (3.02 x 1.85)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven with a gas hob and extractor over. Plumbing for a washing machine, partly tiled walls, tile effect flooring, and a double glazed window to the front.

FIRST FLOOR

Landing

Double glazed window to the side. Doors to:-

Bedroom One

12'8" x 8'5" (3.86 x 2.57)

Double glazed window to the front, radiator

Bedroom Two

12'8" x 12'4" (3.86 x 3.76)

Double glazed window to the rear, radiator, loft access and a built in storage cupboard housing the water tank.

Bathroom

Suite comprising of a panelled bath with a shower over, low flush w.c. and a wash hand basin. Partly tiled walls, shaver point, extractor fan, and wood effect flooring

OUTSIDE

Rear Garden

Paved patio area leading to an artificial lawn area and decked patio area to the rear of the garden

FURTHER INFORMATION

Council Tax Band:- C

50% Share for sale

Rental figure on remaining 50% share:-
£250.00 aprox

Citizen Housing over see this property

The property has a water meter

ANY BUYER HAS TO COMPLETE AND PASS THE SHARED OWNERSHIP CRITERIA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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