

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kendrick Avenue, Shard End, Birmingham, B34 7SP

Offers Over £100,000



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\*\*\*\*\* 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. 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

5'6" x 2'9" (1.68m x 0.84m)

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, wood effect flooring, and a double glazed window to the front.

### FIRST FLOOR

### Landing

Double glazed window to the side. Doors to:-

### Bedroom One

12'7" x 12'3" (3.84m x 3.73m)

Double glazed window to the rear, two radiators, loft access hatch area, storage cupboard housing the water tank. Extractor fan to the ceiling.

### Bedroom Two

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

Double glazed window to the front, and a radiator.

### Bathroom

Suite comprising of a panelled bath with a mixer tap shower over, low flush w.c, and a wash hand basin inset to a vanity unit providing storage below. 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. Paved pathway to the



side allowing access to the side gate leading through to/from the front garden area.

### FURTHER INFORMATION

Council Tax Band:- C  
 50% Share for sale  
 Rental figure on remaining 50% share:- £250.00 approx pcm  
 Citizen Housing over see this property  
 The property has a water meter

ANY BUYER HAS TO COMPLETE AND PASS THE SHARED OWNERSHIP CRITERIA

### OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good  
 SUPERFAST Highest available download speed - NOT AVAILABLE Mbps - Highest available upload speed - NOT AVAILABLE  
 ULTRAFast- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

### OfCom Mobile

Ofcom Mobile Coverage

Results for 303 Kendrick Avenue

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home  
 O2 Good outdoor  
 3 Good outdoor and in-home  
 Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2- 76%  
 Vodafone 79%  
 Three 78%  
 EE 83%

Performance scores should be considered as a guide since there can be local variations.

