



Kendrick Avenue  
Birmingham

burchell  
edwards

# Kendrick Avenue Birmingham B34 7SP

for sale shared ownership  
**£116,000**



## Property Description

\*\* 50% SHARED OWNERSHIP\*\*

A beautifully stylish two bedroom mid-terrace property situated in the Shard End area of Birmingham (B34). Briefly comprising a modern-fitted kitchen, downstairs WC, lounge, low maintenance private rear garden, two double bedrooms with en-suite to master and a family bathroom.

Upon arrival you will discover off-road parking by way of a driveway for one car. The location is ideal for commuters entering both Birmingham City and Solihull Town Centres as it sits amongst many transport links such as the M6/M42 motorway, Lea Hall train station and all local bus routes. You are only a stone's throw away from great school catchments for the area and a variety of shops/amenities.

This is a perfect opportunity for first time buyers who are looking for an affordable alternative to help get on to the property ladder! With having being modernised throughout, this property offers plenty of space and carries through a wonderful natural light.

We recommend that viewings are essential to gain a sense of the space and accommodation available. Please call 0121 749 7888 today and be sure not to miss out.

## Entrance Hallway

Laminate flooring and storage cupboard.

## Lounge

Double glazed patio doors to rear elevation, two central heating radiators, laminate flooring, feature fire place.

## W.C

Double glazed window to front elevation, W.C, wash hand basin, extractor, central heating radiator and tiling to walls.

## Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, integrated washing machine and tumble dryer, fridge freezer, halogen hob, laminate flooring and extractor.

## Landing

Carpet.

## Bedroom One

Double glazed window to rear elevation, central heating radiator, laminate flooring, carpet, built in wardrobes and loft access via hatch.

## En-Suite

Shower cubicle, W.C, wash hand basin, extractor, tiling to walls.

## Bedroom Two

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

## Bathroom

Bath, W.C, wash hand basin, heated towel rail, extractor, tiling to walls and tiled flooring,

## Front Garden

Block paved driveway providing off road parking.

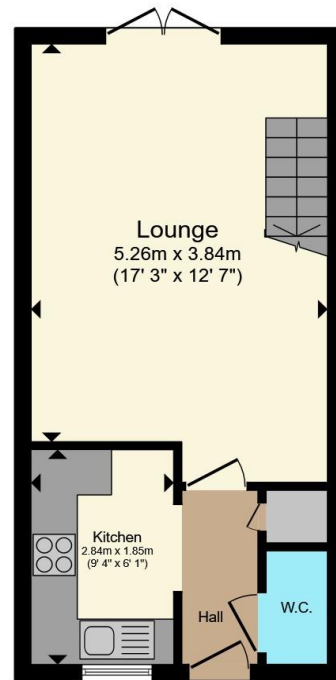
## Rear Garden

Patio area, artificial lawn, gated rear access and fencing to boundaries.

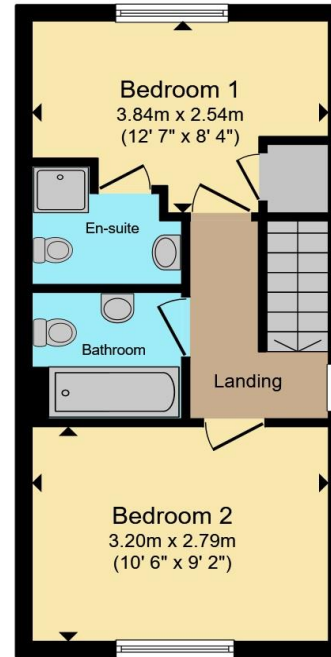








**Ground Floor**



**First Floor**

Total floor area 63.0 m<sup>2</sup> (678 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax Band: B

Service Charge: 410.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW211266](http://burchelledwards.co.uk/Property/CBW211266)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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