



**Kendrick Avenue, Birmingham B34 7SJ**



**welcome to**

**Kendrick Avenue, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* PERFECT FIRST TIME BUY \*\*\* THREE BEDROOMS \*\*\* DRIVEWAY AND GARAGE \*\*\* KITCHEN DINER \*\*\*  
LOUNGE \*\*\* DOWNSTAIRS WC \*\*\* FAMILY BATHROOM \*\*\* CALL SHIPWAYS TO VIEW \*\*\*



### Agents Note

This is a nonstandard construction type - Wimpey No Fine.

### Entrance Porch

Door to Garage, ceiling light point, double glazed door to hall.

### Entrance Hall

Door to w.c. and ceiling light point.

### Downstairs W.C.

Low level w.c., sink and ceiling light point.

### Lounge

11' 1" x 10' (3.38m x 3.05m)  
Double glazed door to storage, double glazed doors to garden, two ceiling light points and one radiator.

### Kitchen

16' x 9' (4.88m x 2.74m)  
Double glazed window to front, ceiling light point, sink and drainer, space for appliances, wall and base units and one radiator.

### Landing

Loft access, ceiling light point.

### Bedroom One

13' x 9' (3.96m x 2.74m)  
Double glazing to front, ceiling light point and one radiator.

### Bedroom Two

14' x 9' 1" (4.27m x 2.77m)  
Double glazed window to rear, built in wardrobes, ceiling light point and radiator.

### Bedroom Three

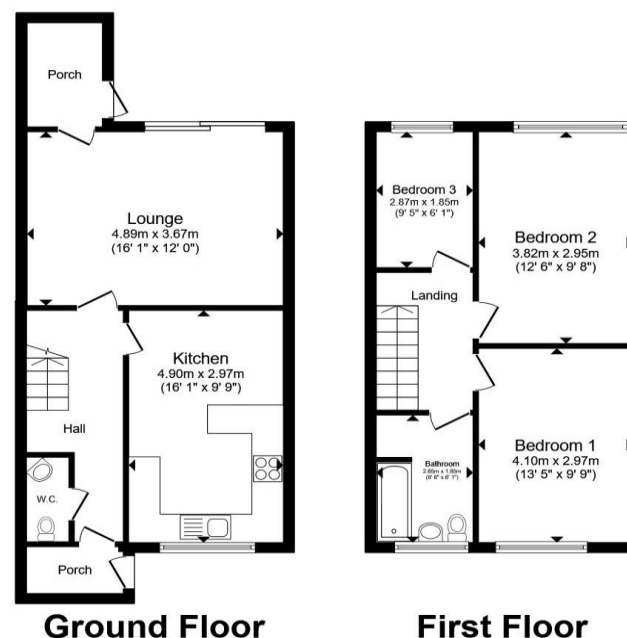
9' x 7' (2.74m x 2.13m)  
Double glazing to rear, ceiling light point and radiator.

### Bathroom

Ceiling light point, pedestal sink, double glazed window to front, low level w.c. and bath with shower over.

### Garden

Mature garden and rear access.



Total floor area 90.2 m<sup>2</sup> (971 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)

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## **Kendrick Avenue, Birmingham**

- THREE BEDROOMS
- KITCHEN DINER
- LOUNGE
- DOWNSTAIRS WC
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B



Please note the marker reflects the  
postcode not the actual property

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