



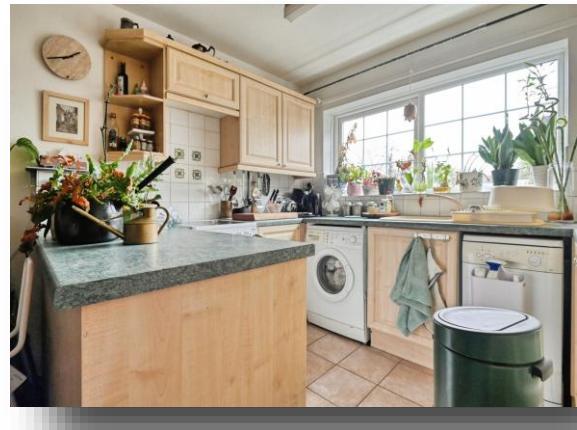
**Kendrick Avenue, Birmingham B34 7SJ**



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 )

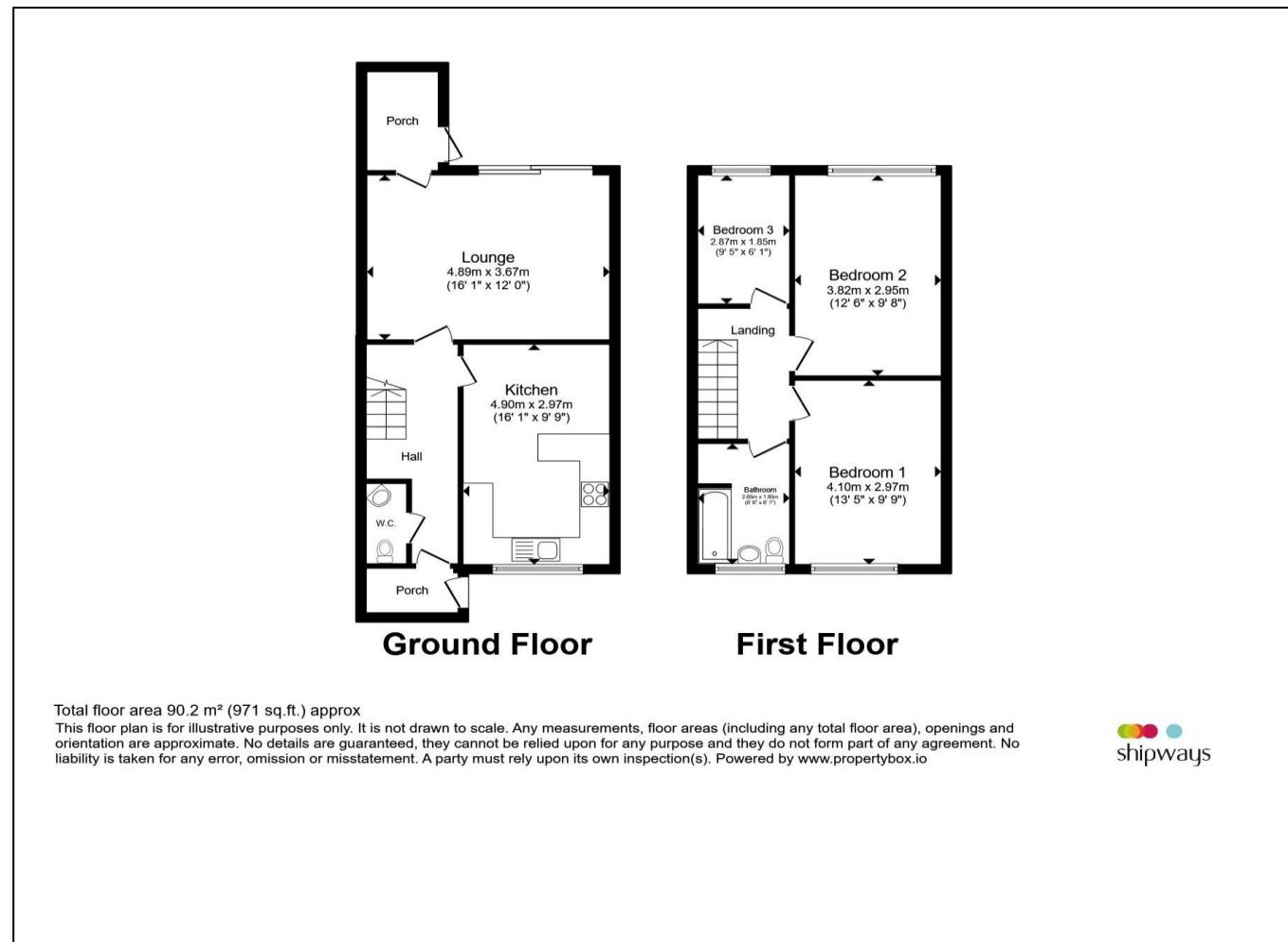
Double glazing to rear, ceiling light point and radiator.

## 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.



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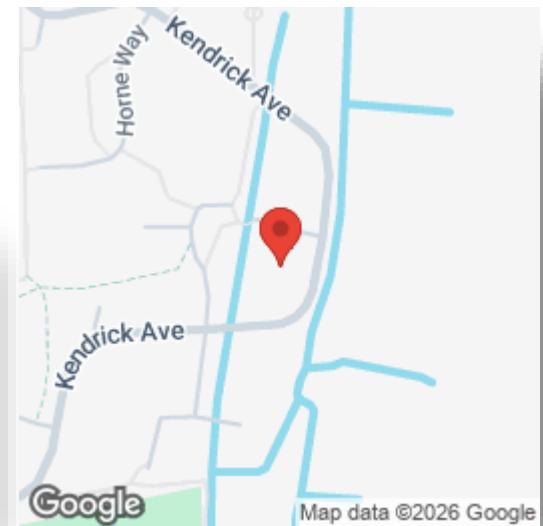
welcome to

## Kendrick Avenue, Birmingham

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B



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