



Kendal Grove, Solihull

Guide Price £349,950





PROPERTY OVERVIEW

Situated in a quiet cul de sac location an ideal opportunity to purchase this three bedroom extended link detached offered to the market with no upward chain. The property does require some updating but benefits from gas central heating, double glazing and has the added attraction of an extended kitchen to the side. The accommodation briefly comprises of: entrance hall, downstairs wc, guest cloakroom, living room, dining room, extended kitchen, three bedrooms, ensuite shower room, family bathroom, garage and south facing garden.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council Tax band: D

Tenure: Freehold

- Three Bedroom Link Detached
- No Upward Chain
- In Need Of Some Modernisation
- Living Room
- Dining Room
- Extended Kitchen
- Ensuite Shower Room
- Family Bathroom
- South Facing Garden





ENTRANCE HALL

GUEST CLOAKROOM

4' 11" x 2' 6" (1.49m x 0.77m)

LIVING ROOM

14' 3" x 13' 5" (4.35m x 4.10m)

DINING ROOM

16' 8" x 9' 9" (5.08m x 2.98m)

KITCHEN

13' 4" x 6' 11" (4.06m x 2.10m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 9' 10" (3.72m x 3.00m)

BEDROOM TWO

8' 6" x 8' 3" (2.60m x 2.52m)

BEDROOM THREE

9' 7" x 6' 6" (2.91m x 1.99m)

ENSUITE SHOWER ROOM

7' 5" x 6' 7" (2.27m x 2.01m)

BATHROOM

6' 7" x 5' 11" (2.00m x 1.81m)

TOTAL SQUARE FOOTAGE

Total floor area - 96.8 sq.m. = 1042 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

SOUTH FACING GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, all carpets, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL INFORMATION

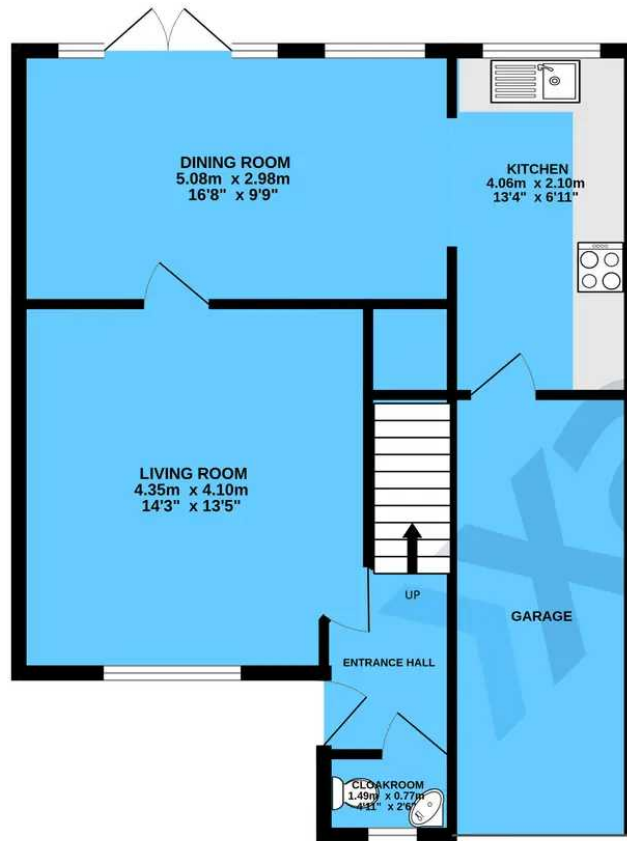
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

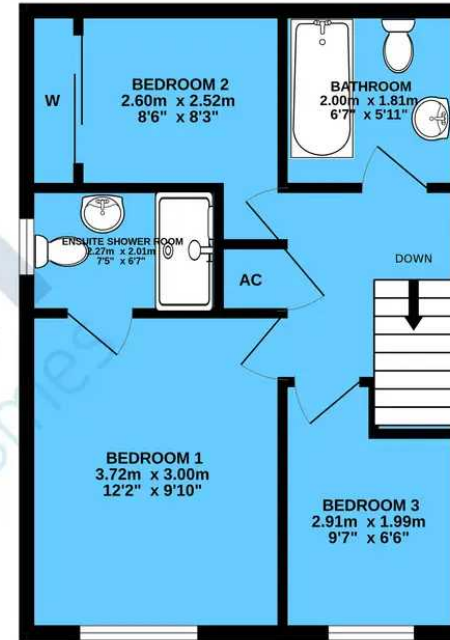
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
59.6 sq.m. (641 sq.ft.) approx.



1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 96.8 sq.m. (1042 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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