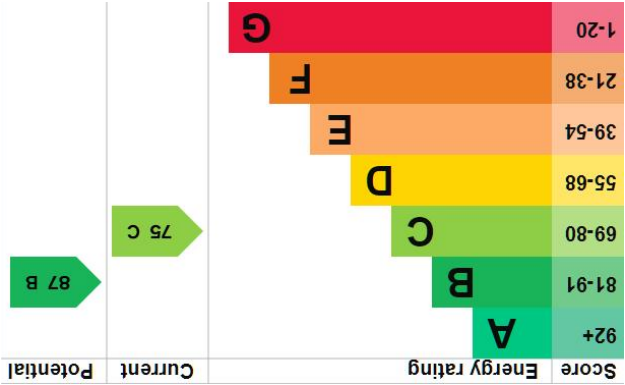


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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Plan produced using PlanUp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



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- SOUGHT AFTER LOCATION
- SEPARATE GARAGE
- KITCHEN/DINER
- SPACIOUS LOUNGE
- DOWNSTAIRS WC
- THREE BEDROOMS

Kendrick Avenue, Shard End , Birmingham, B34 7SJ

Auction Guide Price  
£135,000





## Property Description

For sale by Modern Method of Auction: Starting Bid Price £135,000 plus Reservation Fee.

Kendrick Avenue is a spacious three Bedroom MID TERRACED PROPERTY in a sought after area of Shard End and is conveniently situated for all amenities, including local shops and schools, with good transport links to Birmingham City Centre. In brief, the property comprises a garage, porch, hall, sitting room, kitchen/diner and downstairs WC. You have THREE GOOD-SIZED BEDROOMS on the first floor and a family bathroom. Outside you have well-maintained front and rear gardens. Viewing is highly recommended. Call Green & Company to arrange your viewing!

PORCHWAY With storage room and door into:-

HALL With doors to WC, kitchen/diner and lounge,

LOUNGE 16' x 12' 4" (4.88m x 3.76m) Being of a spacious nature and having a double glazed window and door to rear and radiator.

KITCHEN/DINER 16' 3" x 9' 8" (4.95m x 2.95m) Having a modern feel to the room, vinyl slate effect flooring, black metro style wall tiles, radiator, window to front, selection of high gloss wall and base units, oven and hob, space for washing machine and space for fridge freezer.

DOWNSTAIRS WC With corner wash hand basin, close coupled WC and vinyl slate effect flooring.

LANDING With doors to three bedrooms, bathroom and cupboard.

BEDROOM ONE 13' 5" x 9' 9" (4.09m x 2.97m) A double bedroom with window to rear and radiator.

BEDROOM TWO 12' 6" x 8' 8" (3.81m x 2.64m) Having wardrobe area off the bedroom, window to rear and radiator.

BEDROOM THREE 9' 9" x 7' 4" (2.97m x 2.24m) Bedroom to rear of property with window and radiator.

BATHROOM 8' 8" x 6' (2.64m x 1.83m) Being of a modern design consisting of vinyl art deco style flooring, laminate Quartz style cladding to walls, bath with mixer shower, window to front, heated towel rail, close coupled WC and wash basin.

REAR GARDEN Having storage shed, paved area for seating, lawned area with fenced boundaries and access to garage at rear of home.

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.