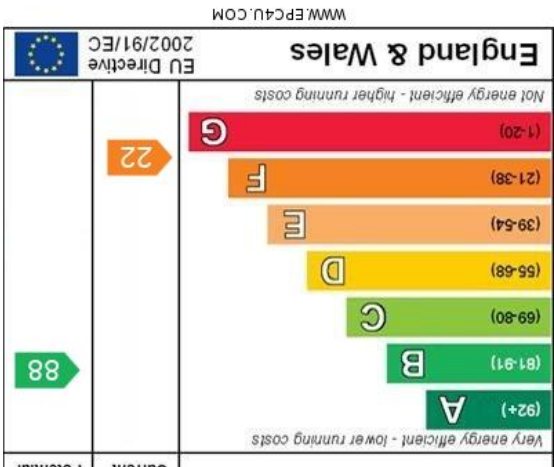


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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  
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.



Walmley | 0121 313 1991



- THREE BEDROOM SEMI TRADITIONAL SEMI OFFERING SCOPE AND POTENTIAL
- POPULAR CUL-DE-SAC LOCATION
- THROUGH LOUNGE/DINING ROOM
- KITCHEN WITH UTILITY ROOM OFF
- THREE BEDROOMS
- BATHROOM & SEPARATE WC

14 Kendrick Road, Walmley, Sutton Coldfield, B76 1EG

£270,000





## Property Description

IN NEED OF COMPLETE MODERNISATION - Occupying this popular Cul-de-sac this three bedroom traditional style house, has scope and potential to update throughout, conveniently situated for amenities including shops and facilities within Walmley Village with public transport on hand, excellent schools in the vicinity and transport links giving easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, entrance porch, reception hallway, through lounge/dining room, fitted kitchen, utility, landing, three bedrooms, bathroom, separate WC, front and rear gardens, driveway and garage.

Outside the property occupies a pleasant cul de sac position, set back behind a fore garden and driveway giving access to the garage.

ENCLOSED PORCH Approached by a double glazed entrance door with matching side screen with meter cupboards.

RECEPTION HALL Approached via glazed reception door with matching side screens, stairs off to first floor and doors off to lounge/dining room and kitchen.

THROUGH LOUNGE/DINING ROOM 28' 02" into bay x 10' 09" max x 10' 01" (8.59m x 3.07m) Double glazed bay window to front, two chimney breasts with fireplace and surround, coving to ceiling and double glazed door with matching side screen giving access to rear garden.

KITCHEN 9' 11" x 6' 05" (3.02m x 1.96m) Having a range of base units with work top surfaces over, incorporating double drainer and sink unit, tiled splash back surround, double glazed windows to side and rear elevation. Walk in under stairs storage cupboard and doors through to utility.

UTILITY ROOM 10' 04" x 6' 09" (3.15m x 2.06m) Having Belfast sink, space and plumbing for washing machine, built in storage cupboard, double glazed door and matching side screen giving access to rear garden and pedestrian access door to garage.

LANDING Approached by a turning staircase passing opaque double glazed window to side, access to loft and doors off to bedrooms, bathroom and separate WC.

BEDROOM ONE 14' 02" into bay x 10' 01" (4.32m x 3.07m) With walk in double glazed bay window to front.

BEDROOM TWO 13' 05" x 10' 00" (4.09m x 3.05m) Double glazed window to rear.

BEDROOM THREE 8' 07" x 6' 05" (2.62m x 1.96m) Double glazed window to front.

BATHROOM Having a white suite comprising panelled bath, wash hand basin, cupboard housing gas central heating boiler, radiator.

SEPARATE WC Having low flush WC and opaque double glazed window to side.

OUTSIDE To the rear is a South Westerly fading mature rear garden.

GARAGE 17' 01" x 6' 06" (5.21m x 1.98m) With double matching opening doors to front, light and power and pedestrian access door through to utility.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data likely availability for EE, Three, O2 & Vodafone  
Broadband coverage -

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Openreach & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991