



## Kendal Grove, Solihull, B92 0PS

£315,000

- A Recently Renovated Semi-Detached
- Two Double Bedrooms
- Lounge
- Re-fitted Kitchen
- Bathroom
- Garage
- Off Road Parking
- Rear Garden
- No Upward Chain
- Cul-de-sac Location



SCAN TO VIEW  
VIRTUAL TOUR



# DRAKES

ESTATE AGENTS



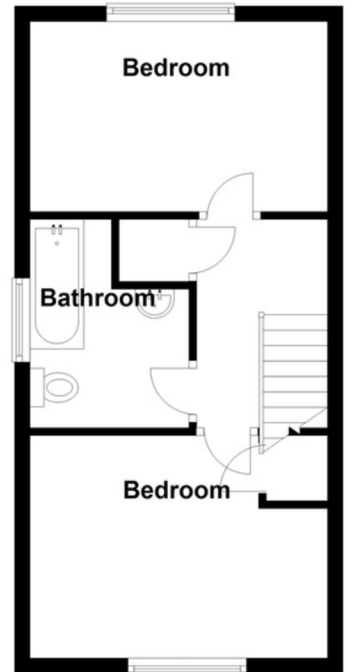
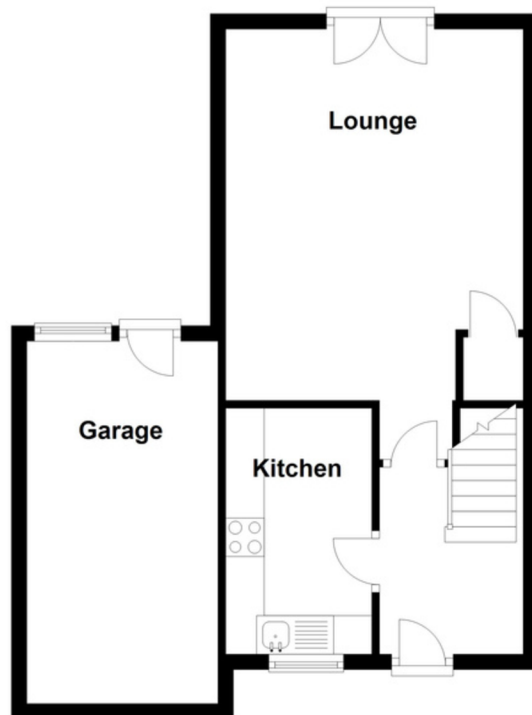
- Kitchen to front - 3.07m x 1.65m (10'1" x 5'5")
- Lounge to rear - 3.56m x 5.11m (11'8" x 16'9")
- Bedroom One to front - 3.56m x 2.72m (11'8" x 8'11")
- Bedroom Two to rear - 3.58m x 2.54m (11'9" x 8'4")
- Bathroom to side - 1.7m x 2.79m (5'7" x 9'2")max
- Garage - 5.21m x 2.39m (17'1" x 7'10")

A recently renovated, modern semi-detached property set in a quiet cul-de-sac location offered for sale with no upward chain being recently redecorated and recarpeted, with accommodation comprising in brief of reception hall, lounge, re-fitted kitchen, two double bedrooms, bathroom, rear garden, garage and driveway.

## Ground Floor

## First Floor

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<b>Not energy efficient - higher running costs</b>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



COUNCIL TAX BAND: C  
EPC Rating: C  
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

Total area: approx. 75.3 sq. metres (810.4 sq. feet)

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