

AP MORGAN



Kendrick Grove, Birmingham
Offers in excess of £550,000

Features:

- Great Condition Throughout
- 4 Bedroom 4 Bathrooms
- Detached Family Home
- Spacious Conservatory
- Private Off-Road Parking
- Lovely Landscaped Peaceful Garden
- Close to Local Amenities
- Catchment area for Good Local Schools

Description:

Situated in a great location is this four-bedroom detached family home presented in excellent condition.

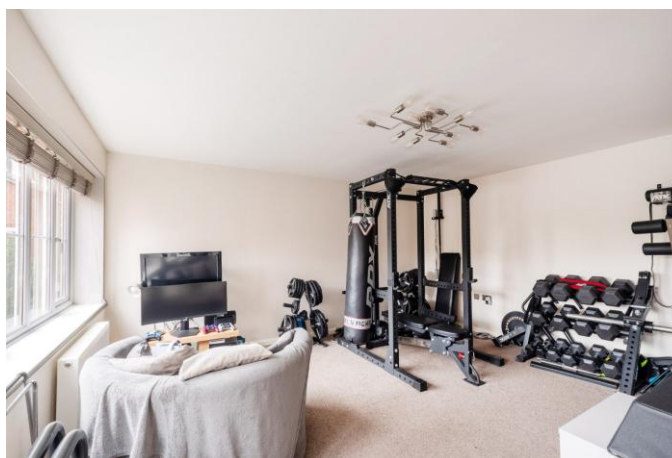
The property is approached via a spacious driveway offering ample off-road parking, leading to a welcoming entrance that hints at the generous and flexible living space within.

This well-appointed home offers versatile accommodation across two floors, perfect for modern family living. The ground floor features a bright entrance hallway, a spacious living room, and a large kitchen/dining room ideal for family meals and entertaining, with French doors opening into a conservatory overlooking the rear garden. A separate family room, office, utility room, and a guest cloakroom provide additional functionality and flexibility for home working or multi-generational needs.

Upstairs, the property continues to impress with four well-sized bedrooms, three of which benefit from en-suite bathrooms. The main bedroom also features a dressing room, offering a private retreat within the home. A further family bathroom and ample storage complete the upper floor layout.

Externally, the home enjoys a low-maintenance rear garden, offering a private outdoor space for relaxing or entertaining.

Located in a sought-after residential area, this home is conveniently situated close to a variety of local amenities, including shops, schools, and leisure facilities. Birmingham Airport, the NEC, and key motorway links including the M42 and M40 are easily accessible, making it a superb option for commuters and families alike.



Details:

Family Room/Bedroom 5 17' x 15'11" (5.18m x 4.85m) Both Max

Living Room 14'5" x 13'2" (4.4m x 4.01m)

Kitchen/Dining Room 27'6" x 8'10" (8.38m x 2.7m) Both Max

Conservatory 15'9" x 10' (4.8m x 3.05m)

Utility Room 7'9" x 6'8" (2.36m x 2.03m)

Office 8' x 6'8" (2.44m x 2.03m)

Toilet

Bedroom 1 16'7" x 13'3" (5.05m x 4.04m)

Dressing Room 8'10" x 6'11" (2.7m x 2.1m) Both Max

En-Suite

Bedroom 2 17'7" x 15'10" (5.36m x 4.83m) Both Max

En-Suite

Bedroom 3 17'7" x 10'11" (5.36m x 3.33m) Both Max

En-Suite

Bedroom 4 12' x 8'11" (3.66m x 2.72m) Both Max

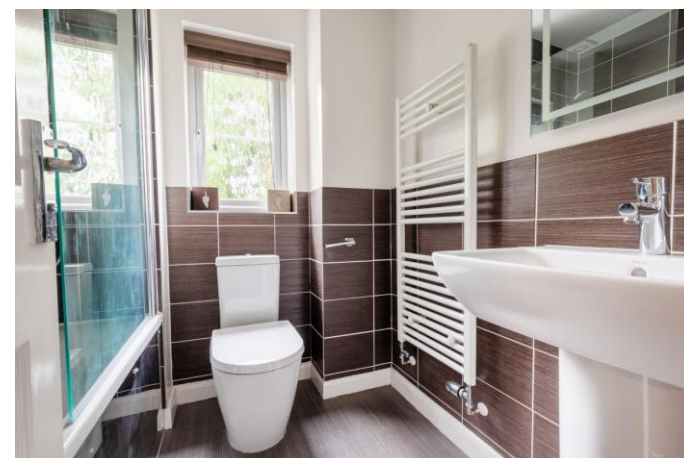
Bathroom 6'7" x 6'2" (2m x 1.88m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Property to sell?

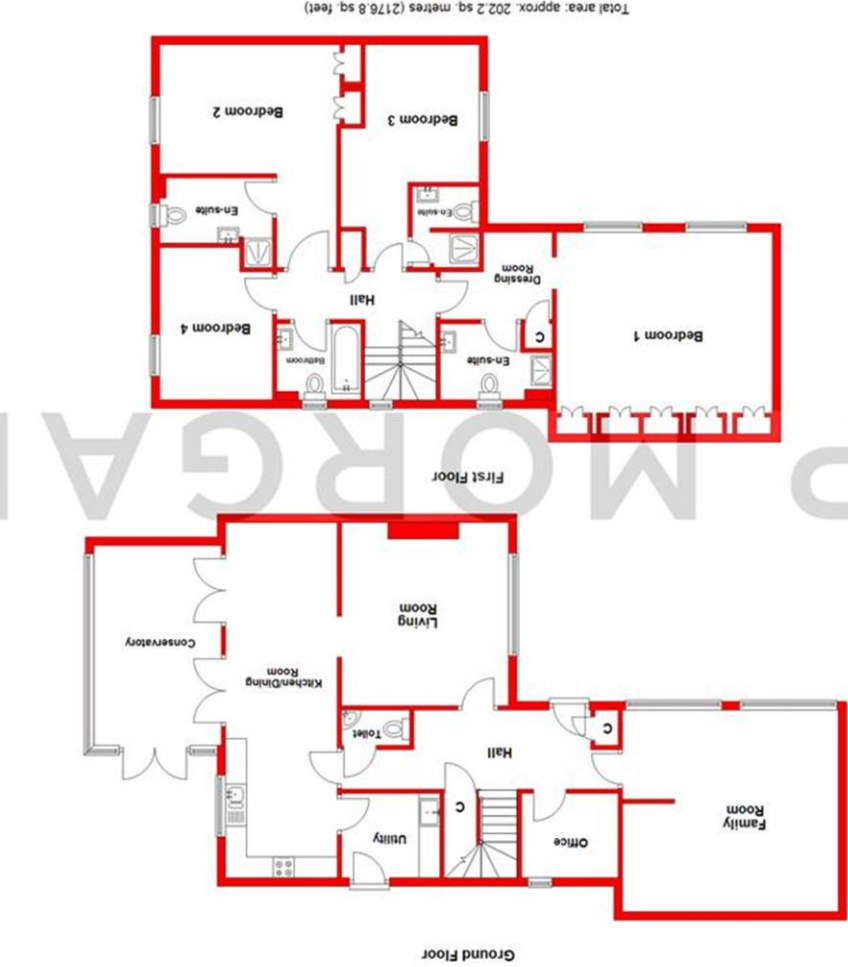
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