

Dunedin

Sales & Lettings



208 Kendal Rise Road, Rednal, Birmingham, B45 9PS

£160,000

- Three Bedrooms
- Kitchen
- Freehold
- In Need Of Modernisation
- EPC - Awaited
- Lounge
- Downstairs Bathroom & Separate WC
- Long Garden
- No Upward Chain
- Council Tax Band B

208 Kendal Rise Road, Birmingham B45 9PS

We are pleased to offer a three bedroom mid terrace property in need of modernisation, with good sized rear garden, situated in a popular location in Rednal, Birmingham close to amenities and schools, offered with no upward chain



Council Tax Band: B



DESCRIPTION

The property in brief comprises hall, lounge with under stairs storage cupboard, kitchen, downstairs bathroom comprising hand wash basin and bath, separate WC, door to access into rear garden.

Stairs to first floor landing, good size master bedroom to the front of the property with built in cupboard, double bedroom two and bedroom three to the rear of the property.

OUTSIDE

The front of the property has a shared path to front door, lawn, bushes, hedges and fenced boundaries.

The property benefits from having a good sized rear garden having a paved patio, lawn, shed, bushes, trees, fenced boundaries and side gate to shared entry.

LOCATION

Kendal Rise Road is situated in a popular location in Rednal, Birmingham

Rednal is conveniently situated close to Rubery Village & Rubery Great Park.

Longbridge New town centre is nearby for local shopping and dining, including Marks and Spencers and Sainsburys and is close to good transport links for commuters, with easy access to the motorway networks, Longbridge & Barnt Green Train Stations.

TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.

DIMENSIONS

Hall

Kitchen - 9'25" x 9'16"

Lounge - 13'56"x 11'62"

Downstairs Bathroom - 5'19" x 4'54"

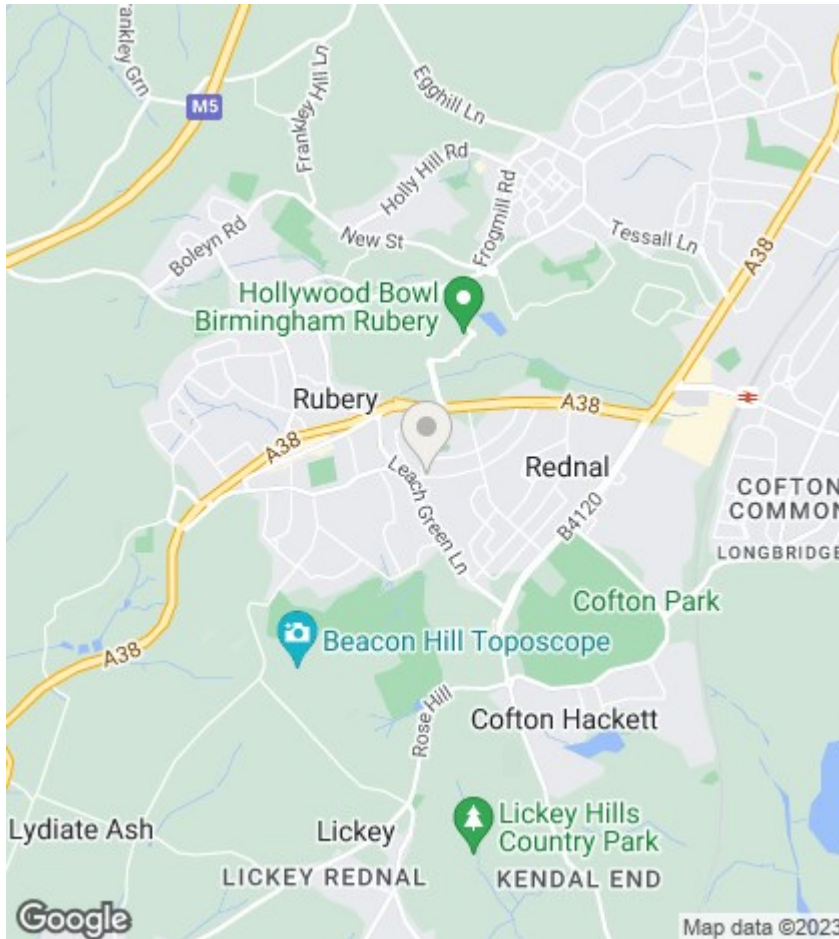
Separate WC

Stairs to First Floor Landing

Master Bedroom - 17'24" x 10'82"

Double Bedroom Two - 12'15" x 9'42"

Bedroom Three - 9'53" x 9'46"



Directions

From Dunedin Sales & Letting Office, 2046 Bristol Road South, B45 9JL turn right at the mini island onto Leach Green Lane, first left into Cliff Rock Road, then left into Kendal Rise Road where the property is located immediately straight ahead of you.

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

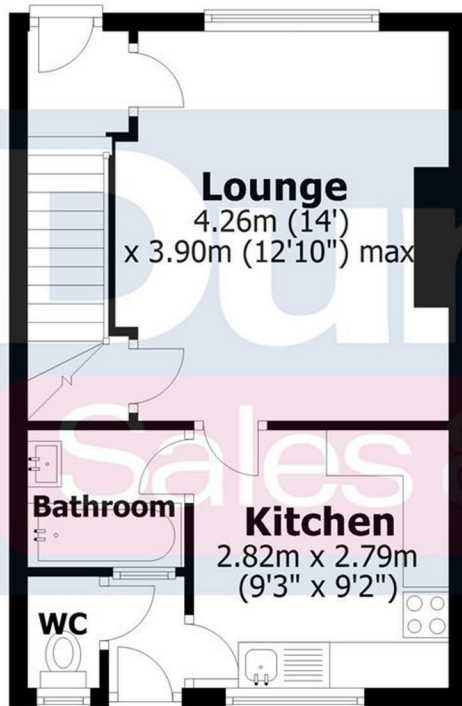
EPC Rating:

F

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 24 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

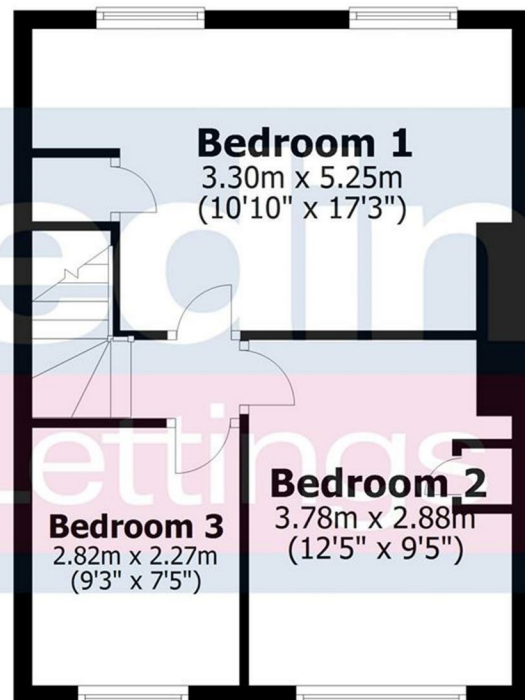
Ground Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before.