



92 Kendal Grove, Solihull B92 0PS

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£115,000

## Key Features

Reception Hall  
 Living Room  
 Fitted Kitchen  
 Double Bedroom  
 Bathroom  
 Electric Heating  
 Communal Gardens  
 Communal Car Park  
 No Chain

92 Kendal Grove is a well proportioned, one double bedroomed, ground floor apartment, enjoying a pleasant end of cul-de-sac location in this popular residential area.

## Tenure

We have been advised that the property is LEASEHOLD having 67 years unexpired. The annual ground rent and service charge will be supplied on application. However, you should check this with your legal advisor before exchanging contracts.

## Vendors Comments

I bought this apartment back in 1998 and it has proven to be a wonderful investment.

It has never been vacant due to its convenient location and well proportioned accommodation.

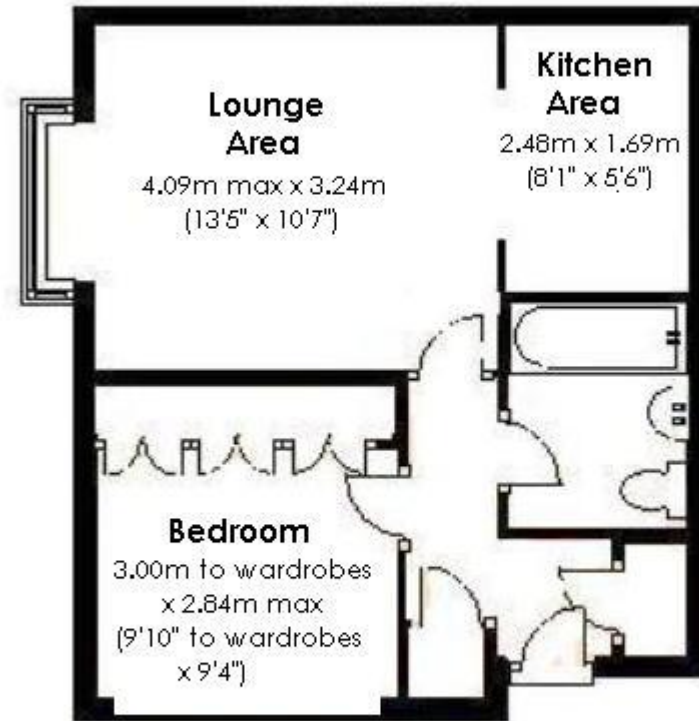
## Local Schools

Coppice Junior School  
 Damson Wood Nursery and Infant School  
 Yew Tree Primary School

## Local Authority

Solihull Metropolitan Borough Council

## Ground Floor



## Viewing Arrangements

Telephone: 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81 - 91) <b>B</b>	
(69 - 80) <b>C</b>	
(55 - 68) <b>D</b>	<b>65</b>
(39 - 54) <b>E</b>	
(21 - 38) <b>F</b>	<b>38</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81 - 91) <b>B</b>	
(69 - 80) <b>C</b>	
(55 - 68) <b>D</b>	
(39 - 54) <b>E</b>	<b>56</b>
(21 - 38) <b>F</b>	<b>52</b>

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

