



**Grove.**  
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104 Kenmare Road, Liverpool L15 3HQ  
Auction Guide £200,000

# 104 Kenmare Road

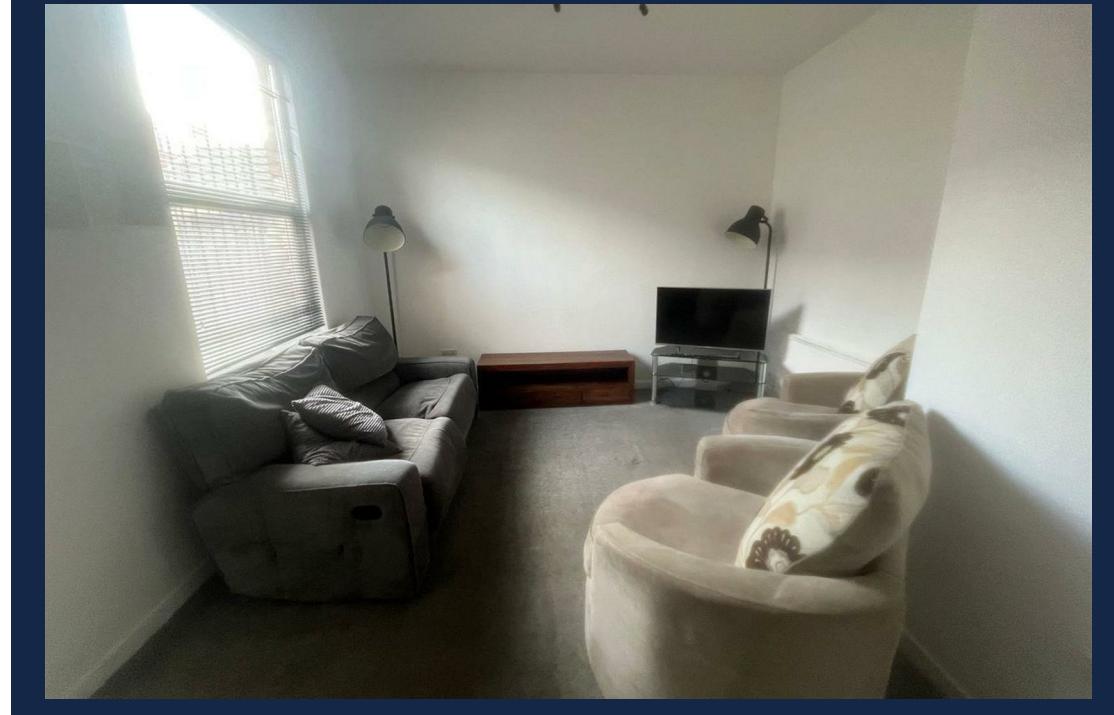
Grove Properties are proud to present this rare opportunity of a five-bedroom, mid-terrace, property which is currently used as student accommodation, and rented for the remainder of this academic year, with a new tenancy arranged for 2025. Situated in an extremely sought-after location, this property would be an ideal addition to any investment portfolio.

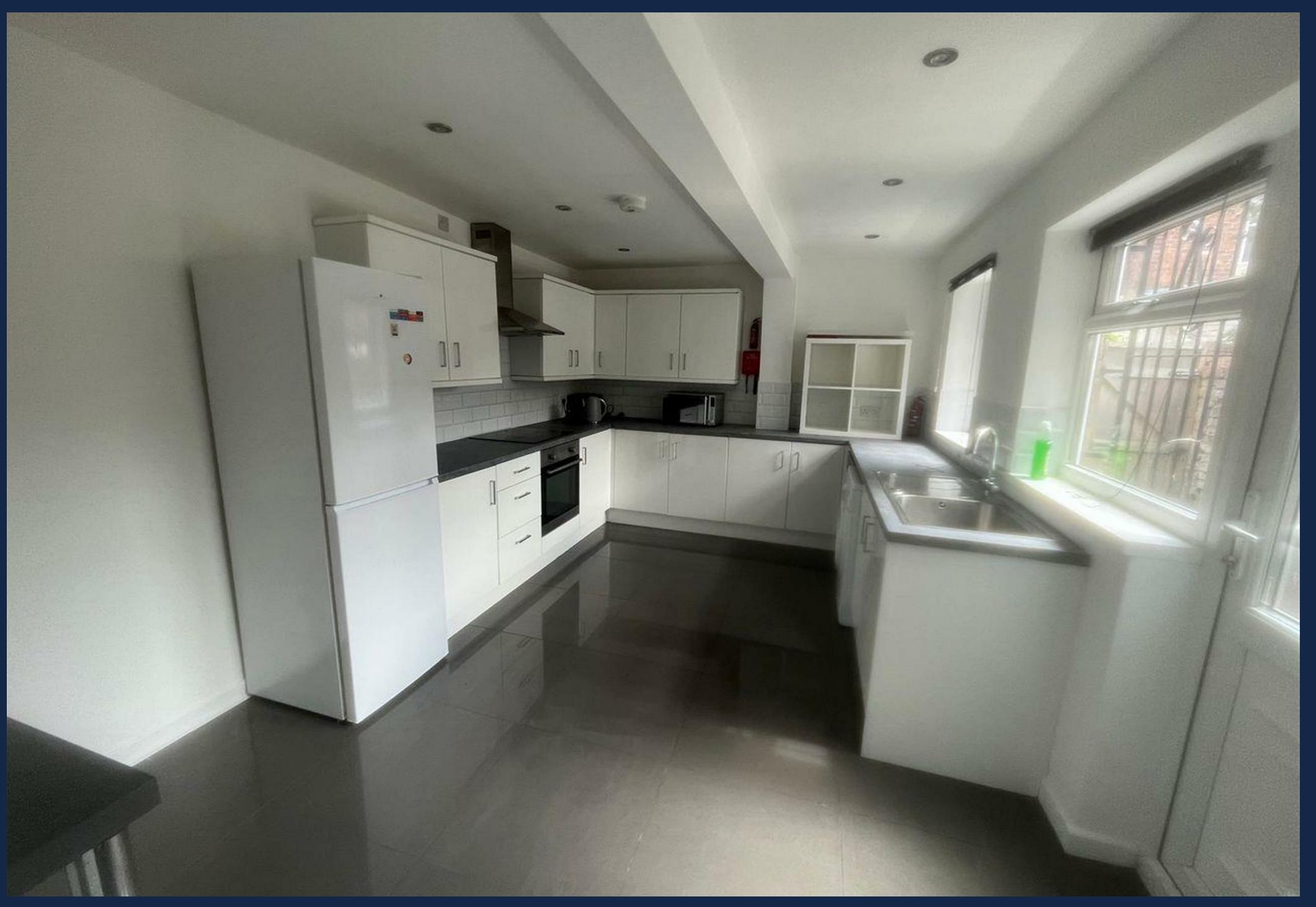
This five-bedroom, with four bedrooms under a selective licence is located in the heart of the most popular student location, this property benefits from its proximity to local bars, shops, restaurants, and supermarkets. There are also excellent transport links, and famous local greenspaces including Sefton Park, Wavertree Park, and Greenbank Park.

The property comprises of entrance hall, communal lounge area, and a kitchen to the rear with door giving access to a rear courtyard, with the bay-fronted further reception room converted to a spacious bedroom on the ground floor.

To the first floor, there are two more double bedrooms, single bedroom and two shower rooms. On the second floor there is a further double loft bedroom.

This opportunity is being sold via modern method of auction with IAMSOLD. If you require any further information please do not hesitate to call our office on 01562 270270 and ask to speak to Ellie Jeffries.





Approach

via pathway with front door leading to:

Hallway

Central heated radiator, wood effect flooring, doors radiating to:

Dining Room/Bedroom 5 15'1" max 12'5" min x 13'1" max (4.6 max 3.8 min x 4 max)

Double glazed bay window to front, central heated radiator. Currently being used as a bedroom.

Lounge 19'0" max 9'2" min x 13'1" max 9'2" min (5.8 max 2.8 min x 4 max 2.8 min)

Double glazed window to rear, central heated radiator. Door leading to:

Kitchen 16'4" x 10'5" (5 x 3.2)

Double glazed window and door leading to rear courtyard to side, central heated radiator, tiling to floor, fitted wall and base units with work surface over, fitted sink with tiling to splash back, integrated four ring electric hob with extractor fan over and electric oven, space/plumbing for white goods, separate breakfast bar.

First Floor Landing

with doors and stairs radiating to:

Bedroom One 10'5" max x 15'5" max (3.2 max x 4.7 max)

Double glazed bay window to front, central heated radiator.

Bedroom Two 12'1" max x 9'10" (3.7 max x 3)

Double glazed window to rear, central heated radiator. Storage cupboard housing boiler.

Bedroom Four 7'6" max 6'10" min x 8'2" max 5'2" min (2.3 max 2.1 min x 2.5 max 1.6 min)

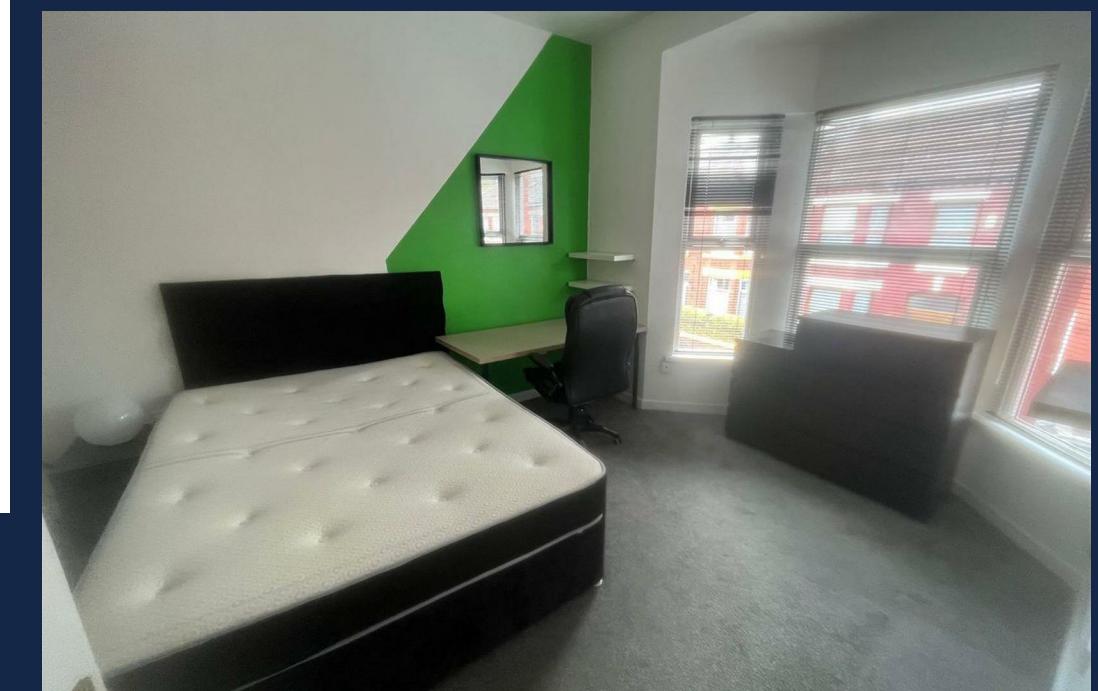
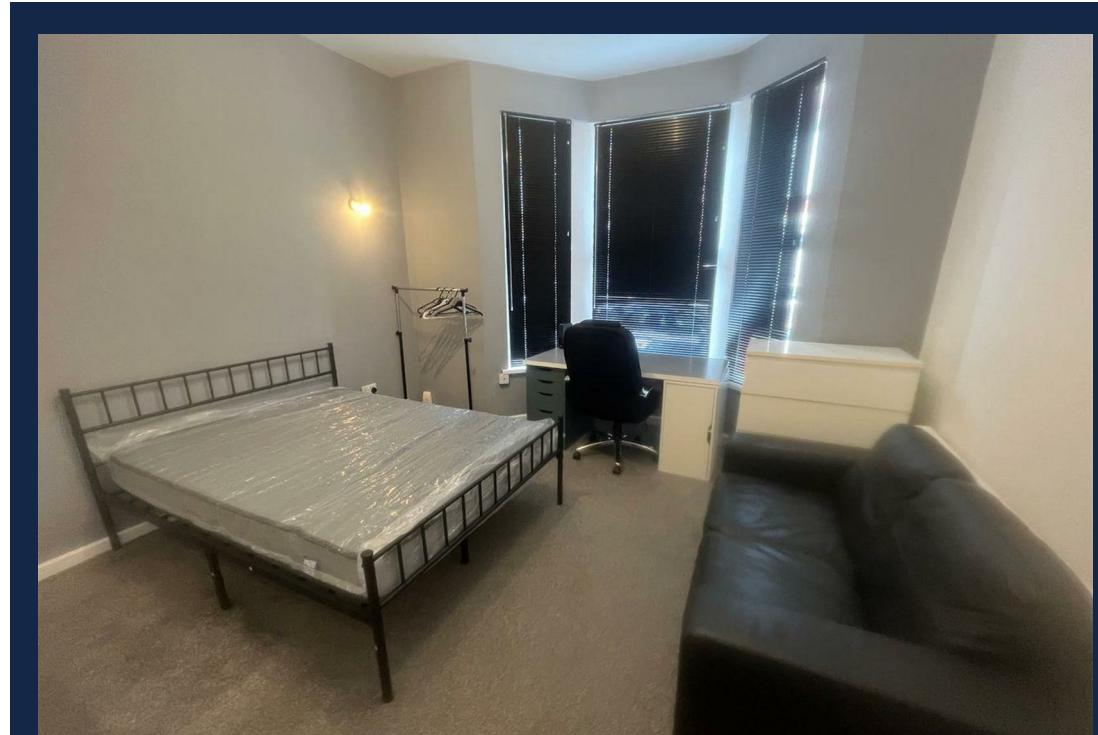
Double glazed window to front, central heated radiator. Agents note: this room is not currently under occupancy as it is not part of the selective licence.

Bedroom Three 18'0" max x 12'9" max (5.5 max x 3.9 max)

Located on the second floor. Two skylights to front, central heated radiator. Agents note: restricted head height due to sloping ceiling.

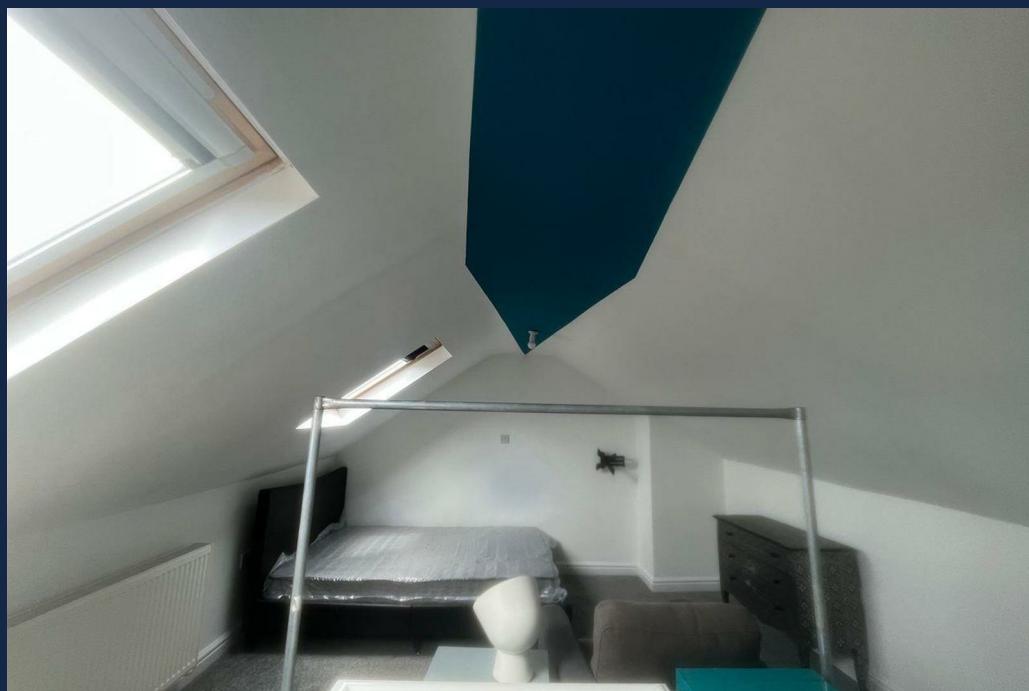
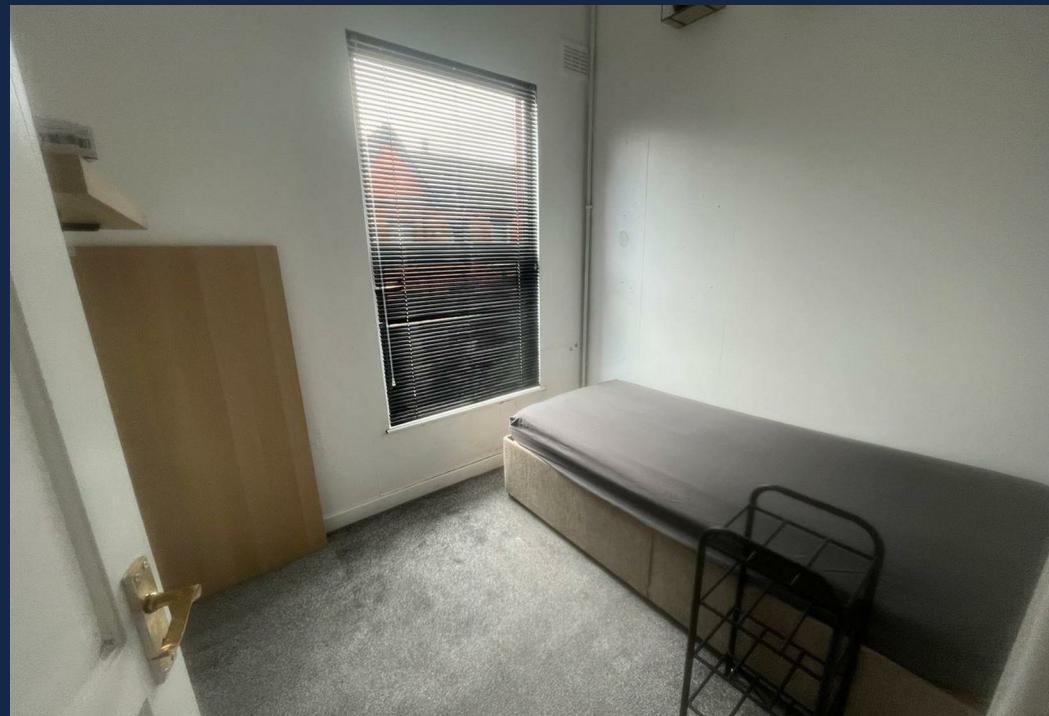
Shower Room

Tiling to walls and floor, low level w.c with basin, fitted shower cubicle.



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## Second Shower Room

Double glazed obscured window to rear, tiling to walls and floor, low level w.c, vanity sink unit, large fitted shower cubicle.

## Rear Courtyard

Rear courtyard providing a low maintenance outside space.

## Council Tax

Tax band is

## Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

## Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

## Auction



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.5% of the

final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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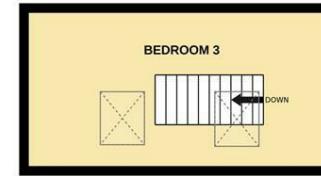
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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