


Crocketts Road | B21 0HR

£174,950

VIRDEE 

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235-237 Rookery Road | B21 9PU  
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[www.virdee-estates.com](http://www.virdee-estates.com)



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Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a reception room, lounge, fitted kitchen, utility area and ground floor bathroom. Further benefiting from having double glazing, gas central heating, front and rear gardens. Offered Freehold. EPC Rating: D65



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#### Approach

Having a brick wall perimeter and steps leading to a upvc front door.

#### Reception Room

##### 4.27m x 3.40m Into Alcoves

Having a ceiling light point, panelled radiator, laminate flooring and an open bay double glazed window to the front elevation.

#### Lounge

##### 4.38m x 3.38m Into Alcoves

Having a ceiling light point, panelled radiator, stairs leading to the first floor, laminate flooring and a double glazed window to the rear elevation.

#### Kitchen

##### 2.87m x 2.26m

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, tiled flooring and a double glazed window to the side elevation.

#### Utility Area

##### 1.34m x 2.22m

Having a ceiling light point, wall mounted boiler, a upvc door leading to the rear garden and tiled flooring.

#### Ground Floor Bathroom

##### 1.83m x 2.27m

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

#### First Floor

#### Landing

Having two ceiling light points and fitted carpet.

#### Bedroom One

##### 3.61m x 3.42m Into Alcoves

Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

#### Bedroom Two

##### 3.63m x 2.45m Into Alcoves

Having a ceiling light point, panelled radiator, storage cupboard, fitted carpet and a double glazed window to the rear elevation.

#### Bedroom Three

##### 3.09m x 2.06m

Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the rear elevation.

#### Garden

Having a fence perimeter with slab paving.

#### General Information

##### Tenure

The property is Freehold.

The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

##### Services

All mains services are understood to be available and connected.

##### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

#### THINKING OF SELLING OR LETTING YOUR HOME

Virdee Estates would be delighted to carry out a FREE market appraisal of your property.

CALL NOW ON 0121 554 0330

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**IMPORTANT NOTICE:**

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



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