

Albert Road | B21 9JY

£169,950

VIRDEE

VIRDEE

235-237 Rookery Road | B21 9PU  
enquiries@virdee-estates.com

0121 554 0330

[www.virdee-estates.com](http://www.virdee-estates.com)



Albert Road | B21 9JY

£169,950

Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a porch, reception room, lounge, fitted kitchen, ground floor bathroom and W.C. Further benefiting from having gas central heating, mostly double glazed, front & rear gardens. Offered Freehold. EPC Rating: D58



Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a porch, reception room, lounge, fitted kitchen, ground floor bathroom and W.C. Further benefiting from having gas central heating, mostly double glazed, front & rear gardens. Offered Freehold. EPC Rating: D58

#### **Approach**

Having a brick wall perimeter, iron gate, slab paving and a upvc front door.

#### **Porch**

Having laminate flooring, double glazed windows to the front and side elevations and a upvc door.

#### **Reception Room**

##### **4.17m x 3.40m Into Alcoves**

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

#### **Lounge**

##### **4.11m x 3.92m Into Alcoves**

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

#### **Kitchen**

##### **3.27m x 3.28m**

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

#### **Ground Floor W.C.**

##### **0.75m x 1.84m**

Having a ceiling light point, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

#### **Ground Floor Bathroom**

##### **1.92m x 2.30m**

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with hot and cold taps over, ceramic splash back wall tiles, wall mounted boiler, tiled flooring and an obscure single glazed window to the side elevation.

#### **First Floor**

#### **Landing**

Having a ceiling light point and fitted carpet.

#### **Bedroom One**

##### **3.59m x 3.43m Into Alcoves**

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

#### **Bedroom Two**

##### **3.95m x 4.15m Into Alcoves**

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

#### **Bedroom Three**

##### **3.45m x 3.22m**

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

#### **Garden**

Having slab paving and lawn area.

#### **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**

---

**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.



235-237 Rookery Road | B21 9PU  
enquiries@virdee-estates.com

0121 554 0330

[www.virdee-estates.com](http://www.virdee-estates.com)