

Nash Square | B42 2EX

£157,500



**VIRDEE**

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Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a hallway, two reception rooms to the ground floor, first floor open plan lounge and kitchen, second floor W.C. and bathroom. Further benefiting from having double glazing, gas central heating, driveway, front and rear gardens. Offered Freehold. EPC Rating: C73



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#### **Approach**

Having a tarmacked driveway, slab paving and a upvc front door.

#### **Hallway**

Having spotlights, panelled radiator, stairs leading to the first floor and laminate flooring.

#### **Reception**

**15 Feet 10 Inches x 7 Feet 11 Inches**

Having a ceiling light point, electric heater, laminate flooring and a double glazed window to the front elevation.

#### **Reception**

**10 feet 1 Inch x 11 feet 2 Inches**

Having a ceiling light point, panelled radiator, laminate flooring and a upvc door leading to the rear garden.

#### **First Floor**

##### **Open Plan Lounge & Kitchen**

**23 Feet 9 Inches x 11 Feet 1 Inch**

Having two ceiling light points, panelled radiator, wall and base units with worktop over, stainless steel sink with hot and cold taps over, ceramic splash back wall tiles, laminate flooring, stairs leading to the second floor and a double glazed window to the front elevation.

##### **Bedroom**

**7 Feet 4 Inches x 11 Feet 2 Inches**

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

#### **Second Floor**

##### **Landing**

Having a ceiling light point and fitted carpet.

##### **W.C.**

**2 Feet 5 Inches x 5 Feet 8 Inches**

Having a ceiling light point, skylight and tiled flooring.

##### **Bathroom**

**5 Feet 6 Inches x 5 Feet 6 Inches**

Having a ceiling light point, skylight, panelled radiator, hand wash basin, bathtub with hot and cold taps over, ceramic splash back wall tiles and tiled flooring.

##### **Bedroom**

**7 Feet 4 Inches x 11 Feet 3 Inches**

Having a ceiling light point, laminate flooring and a double glazed window to the rear elevation.

##### **Bedroom**

**12 Feet 5 Inches x 11 Feet 3 Inches**

Having a ceiling light point, laminate flooring and a double glazed window to the front elevation.

##### **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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