

Astley Road | B21 8DL

£219,950



**VIRDEE**

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**\*\*EXTENDED KITCHEN\*\*CONSERVATORY\*\*LOFT\*\*** Virdee Estates are proud to present For Sale this four bedroom semi detached property. Comprising of having a porch, hallway, through lounge, fitted kitchen, ground floor shower room and first floor bathroom. Further benefiting from having double glazing, gas central heating, shared driveway, loft, conservatory, front and rear gardens. Offered Freehold. EPC Rating:D63



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#### **Approach**

Having a secure fence, shared driveway and upvc front door.

#### **Porch**

Having a ceiling light point, tiled flooring, double glazed windows to the side elevations and a upvc front door.

#### **Hallway**

Having a ceiling light point, panelled radiator, under stair storage, stairs leading to the first floor and vinyl flooring.

#### **Through Lounge**

**25'10" x 11'5" into alcoves**

Having two ceiling light points, two panelled radiators, gas fire with surround, laminate flooring, a upvc door leading to the conservatory and an open bay double glazed window to the front elevation.

#### **Open Plan Kitchen & Diner**

Having several ceiling light points, panelled radiator, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, tiled flooring, a upvc door leading to the rear garden and double glazed windows to the rear elevation.

#### **Ground Floor Shower Room**

**9'4" x 3'11"**

Having a ceiling light point, heated towel rail, shower cubicle, hand wash basin, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the front elevation.

#### **Conservatory**

**10'1" x 9'3"**

Having polycarbonate sheets, vinyl flooring, a upvc door leading to the rear garden and double glazed windows to the side and rear elevations.

#### **First Floor**

#### **Landing**

Having Ceiling light points, skylight, panelled radiator and vinyl flooring.

#### **Bathroom**

**7'3" x 6'7"**

Having a ceiling light point, skylight, panelled radiator, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles and vinyl flooring.

#### **Bedroom One**

**9'7" x 15'11"**

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

#### **Bedroom Two**

**11'11" x 10'10" into alcoves**

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

#### **Bedroom Three**

**14' x 10'10" into alcoves**

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

#### **Bedroom Four**

**7'9" x 6'8"**

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

#### **Loft**

Having a skylight and fitted carpet. Accessed by pull down stairs.

#### **Garden**

Extensive rear garden, having mostly lawn and secure perimeter.

#### **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.

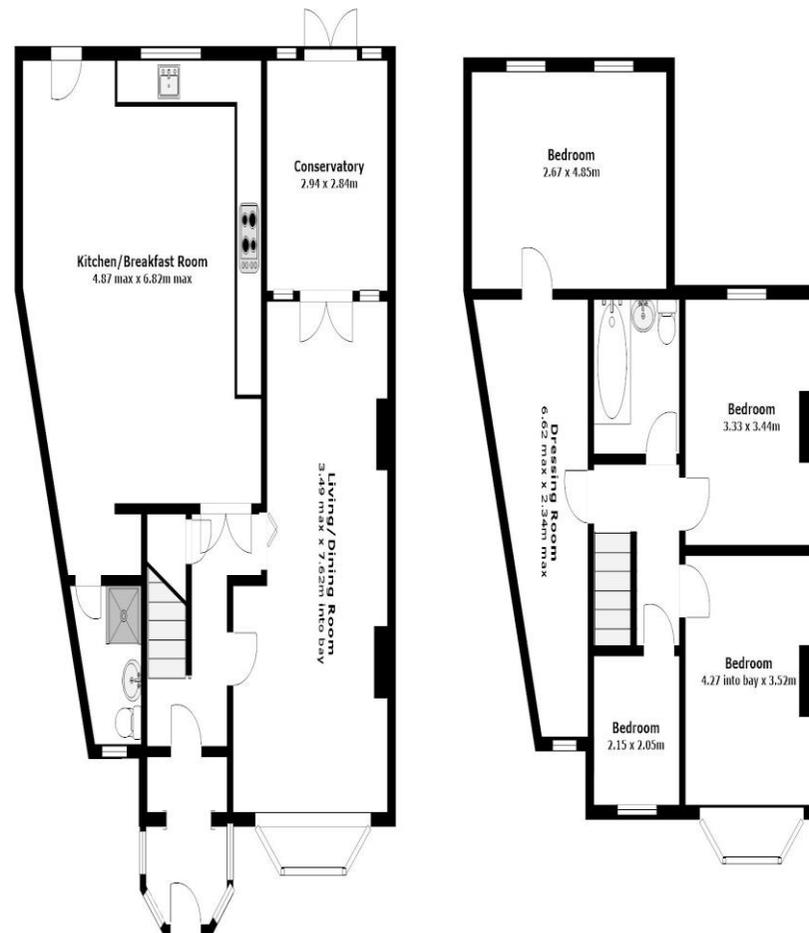
##### **Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars of sale are included in the asking price.

#### **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**



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by [www.EPCfloorplanBirmingham.co.uk](http://www.EPCfloorplanBirmingham.co.uk)

**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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