

Upper Grosvenor Road | B20 3RY
£325,000



VIRDEE 

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www.virdee-estates.com

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*SPACIOUS FAMILY HOME*NO CHAIN* Virdee Estates are proud to present For Sale this five bedroom semi detached property. Prominent corner plot, comprising of a porch entrance, hallway, reception room, lounge, dining room, fitted kitchen, ground floor bathroom and second floor shower room. Further benefiting from having gas central heating, double glazing, driveway, garage, cctv cameras and Ring Doorbell with sensor. Offered Freehold. EPC Rating: D60



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Approach

Substantial corner plot, brick wall with fence perimeter, iron gates, tiled paving, driveway and lawn area with trees and shrubs.

Hallway

Having two ceiling light points, panelled radiator, stairs leading to the first floor and laminate flooring.

Reception Room

19 Feet 5 Inches x 12 Feet 2 Inches Into Alcoves

Having two ceiling light points, two panelled radiators, gas fire with surround, laminate flooring, an open bay double glazed window to the front elevation and obscure double glazed windows to the side elevation.

Lounge

10 Feet 6 Inches Into Alcoves x 16 Feet 11 Inches

Having two ceiling light points, panelled radiator, gas fire with surround, laminate flooring and an open bay double glazed window to the side elevation.

Dining Room

10 Feet 4 Inches x 16 Feet 11 Inches

Having a ceiling light point, vertical wall radiator, laminate flooring and upvc doors leading to the front garden.

Kitchen

11 Feet 11 Inches Minimum x 12 Feet

Having two ceiling light points, 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 front garden and double glazed windows to the side elevation.

Ground Floor Bathroom

6 Feet 7 Inches x 10 Feet 2 Inches

Having several spotlights, vertical wall radiator, hand wash basin with vanity unit, bathtub with mixer tap over, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the front elevation.

First Floor

Landing

Having a ceiling light point, stairs leading to the second floor and fitted carpet.

Bathroom

8 Feet x 7 Feet 5 Inches

Having spotlights, heated towel rail, hand wash basin, shower cubicle, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the front elevation.

Bedroom One

13 Feet x 12 Feet 2 Inches

Having a ceiling light point, panelled radiator, laminate flooring, a double glazed window to the front elevation and obscure double glazed windows to the side elevation.

Bedroom Two

10 Feet 5 Inches Into Alcoves x 16 Feet 5 Inches

Having two ceiling light points, panelled radiator, fitted carpet and a double glazed window to the side elevation.

Bedroom Three

10 Feet 5 Inches Into Alcoves x 12 Feet 4 Inches

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

Bedroom Four

7 Feet 8 Inches x 6 Feet 8 Inches

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

Second Floor

Bedroom Five

18 Feet x 12 Feet Minimum

Having two ceiling light points, wall lights, two panelled radiators, laminate flooring and double glazed windows to the front and side elevations.

Garage

11 Feet x 19 Feet 7 Inches

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

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



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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