Frederick Road | B6 6BP

£214,950

VIRDEE

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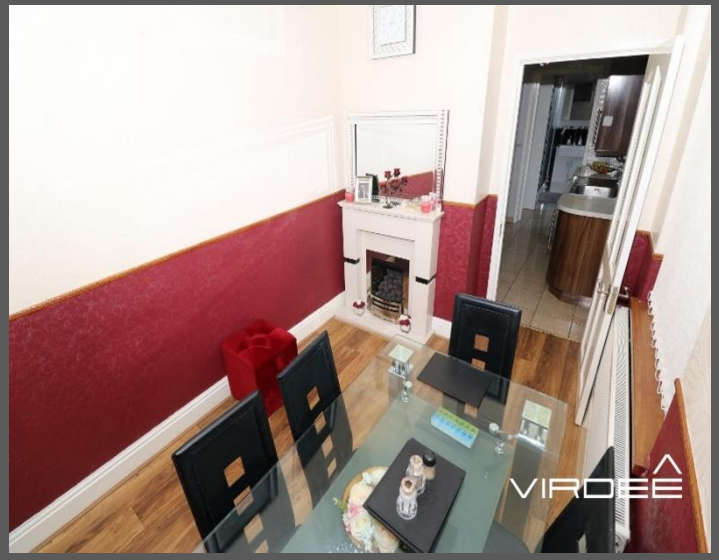
Virdee Estates are proud to present For Sale this four bedroom terrace property. Comprising of having an entrance to hallway, reception room, lounge, dining room, fitted kitchen, ground floor shower room and first floor W.C. Further benefiting from having gas central heating, double glazing, cellar, CCTV, front and rear gardens. Offered Freehold. EPC Rating: E40



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Approach
Having a walled perimeter, wrought iron gate, paving leading to upvc front entrance door.

Hallway
Having a ceiling light point, wall light, panelled radiator, stairs leading to the first floor, part tiled and laminate flooring.

Reception Room
14 feet 4 Inches x 11 Feet 1 Inch Into Alcoves
Having a ceiling light point, panelled radiator, gas fire with surround, fitted carpet and an open bay double glazed window to the front elevation.

Lounge
12 Feet 7 Inches x 11 Feet 6 Inches Into Alcoves
Having a ceiling light point, panelled radiator, gas fire with surround, fitted carpet and a double glazed window to the rear elevation.

Dining Room
11 Feet 11 Inches x 8 Feet 5 Inches
Having a ceiling light point, panelled radiator, gas fire with surround and a double glazed windows to the side elevation.

Kitchen
9 Feet 9 Inches x 8 Feet
Having a ceiling light point, wall and base units with fitted led lights, stainless steel sink with mixer tap over, ceramic splash back wall tiles, tiled flooring and a double glazed window to the side elevation.

Ground Floor Shower Room
7 Feet 11 Inches x 6 Feet 2 Inches
Having a ceiling light point, heated towel rail, shower cubicle, hand wash basin with vanity unit, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

Cellar
12 Feet 3 Inches x 11 Feet 1 Inch
Having a ceiling light point and concrete flooring.

First Floor

Landing
Having wall lights, panelled radiator, stairs leading to the second floor and fitted carpet.

W.C.
2 Feet 7 Inches x 5 Feet 3 Inches
Having a ceiling light point, hand wash basin, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the side elevation.

Bedroom One
12 Feet 10 Inches x 16 Feet 2 Inches Into Alcoves
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

Bedroom Two
9 Feet 11 Inches x 12 Feet 11 Inches Minimum
Having a ceiling light point, panelled radiator, fitted wardrobes, fitted carpet and a double glazed window to the rear elevation.

Bedroom Three
9 Feet x 7 Feet 11 Inches
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the rear elevation.

Second Floor

Landing
Having a ceiling light point and fitted carpet.

Bedroom Four
16 Feet 1 Inch x 17 Feet 10 Inches Minimum
Having two ceiling light points, skylight to the rear elevation, fitted wardrobes with extra storage behind and fitted carpet.

Garden
Having a fence perimeter, slab paving, shed and side alleyway.

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

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**

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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