

Birchfield Road | B19 1LH

£399,950



VIRDEE

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235-237 Rookery Road | B21 9PU
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HMO LICENCED Virdee Estates are proud to present For Sale this seven-bedroom terrace property. Comprising of having a porch, hallway, reception room, lounge, two fitted kitchens, ground floor bathroom, first floor bathroom and second floor bathroom. Further benefiting from having gas central heating, double glazing, basement with two rooms and two utility rooms and rear garden. Offered Freehold. EPC Rating: E53



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Approach

Having a brick wall perimeter, slab paving and step leading to a upvc front door.

Porch

Having tiled flooring and a double glazed window to the front elevation.

Hallway

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

Reception Room

5.76m x 4.59m Into Alcoves

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

Lounge

4.98m x 4.4m Into Alcoves

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

Kitchen One

4.53m x 3.18m

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with mixer tap over, laminate flooring and a double glazed window to the side elevation.

Kitchen Two

4.28m Minimum x 3.21m

Having a ceiling light point, wall and base units with worktop over, 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 Bathroom

1.60m x 3.17m

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

Basement Room One

3.81m x 3.82m

Having a ceiling light point and tiled flooring.

Basement Room Two

3.24m x 3.51m

Having a wall light, panelled radiator and tiled flooring.

Basement Utility Room One

1.70m x 2.76m Max

Having a wall light, worktop with stainless steel sink, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the front elevation.

Basement Utility Room Two

1.51m x 3.49m

Having a wall light, worktop with stainless steel sink, ceramic splash back wall tiles, wall mounted boiler and tiled flooring.

First Floor

Landing

Having a ceiling light point, panelled radiator and floorboards.

Bathroom

2.1m x 2.19m

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the side elevation.

Bedroom One

3.13m Minimum x 3.1m

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

Bedroom Two

Not inspected

Bedroom Three

Not inspected

Bedroom Four

3.13m x 2.85m

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

Second Floor

Landing

Having a ceiling light point, floorboards and a single glazed window to the side elevation.

Bathroom

3.28m x 1.62m

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

Bedroom Five

2.93m x 2.99m

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

Bedroom Six

4.70m x 4.15m Into Alcoves

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

Bedroom Seven

4.90m x 4.6m Into Alcoves

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

Garden

Having a brick wall and fence perimeter with tiled paving.

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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