Farnham Road | B21 8EF

£124,950

235-237 Rookery Road | B21 9PU

0121 554 0330

enquiries@virdee-estates.com

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Virdee Estates are proud to present For Sale this two bedroom terrace property. Comprising of having a through lounge, fitted kitchen and first floor bathroom. Further benefiting from having double glazing, gas central heating, front and rear garden. Offered Freehold. EPC Rating: TBC

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Approach

Having a brick wall, slab paving and steps leading to a upvc door.

Through Lounge

25 Feet x 11 Feet Into Alcoves

Having two ceiling light points, two panelled radiators, two gas fires with surround, laminate flooring, a double glazed window to the front and rear elevation.

Kitchen

12 Feet 10 Inches x 7 Feet 1 Inch

Having a ceiling light point, wall and base units with worktops over, steel sink with hot and cold taps over, ceramic splash back wall tiles, wall mounted boiler, vinyl flooring, a double glazed window to the rear elevation and a upvc door leading to the rear garden.

First Floor

Landing

Having a ceiling light point and laminate flooring.

Bathroom

9 Feet 3 Inches x 6 Feet 7 Inches

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with hot and cold taps over, ceramic splash back tiles, vinyl flooring and an obscure double glazed window to the rear elevation.

Bedroom One

7 Feet 10 Inches x 11 Feet 4 Inches Into Alcoves

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

Bedroom Two

11 Feet 2 Inches x 10 Feet 10 Inches Into Alcoves

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

Garden

Fenced perimeter with block and slab 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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