

Parklands Avenue | B20 2SY

£449,950



**VIRDEE**

235-237 Rookery Road | B21 9PU  
enquiries@virdee-estates.com

0121 554 0330

[www.virdee-estates.com](http://www.virdee-estates.com)





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**\*\*VIEWINGS HIGHLY RECOMMENDED\*\***Virdee Estates are proud to present For Sale this immaculate six bedroom detached family home. Comprising of having a spacious hall leading to the lounge, reception, fitted kitchen, utility, storage rooms and guest W.C. Further benefiting from having first floor bedroom with en suite bathroom/shower room, second floor bathroom, gas central heating, double glazing, driveway, garage, front and rear gardens. Offered Freehold. EPC Rating: C77



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#### Approach

Having a driveway, slab paving, front garden, lawn area, trees and bushes and a hardwood front door.

#### Hallway

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

#### Reception Room

**11 Feet 7 Inches x 11 Feet 5 Inches**

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

#### Lounge

**24 Feet 7 Inches x 11 Feet 3 Inches**

Having two ceiling light points, two panelled radiators, laminate flooring, a upvc door leading to the rear garden and an open bay double glazed window to the front elevation.

#### Kitchen & Diner

**25 Feet 4 Inches x 10 Feet 4 Inches**

Having three ceiling light points, panelled radiator, wall and base units with worktop over, stainless steel sink with mixer tap over, tiled flooring, a upvc door leading to the rear garden and double glazed windows to the side and rear elevations.

#### Utility Room

**6 Feet 8 Inches x 5 Feet 5 Inches**

Having a ceiling light point, panelled radiator, base unit with worktop over, stainless steel sink with mixer tap over, wall mounted boiler, tiled flooring and a upvc door leading to the rear garden.

#### Ground Floor W.C.

**7 Feet 2 Inches x 3 Feet 2 Inches**

Having a ceiling light point, panelled radiator, hand wash basin, tiled flooring and an obscure double glazed window to the rear elevation.

#### First Floor

##### Landing

Having a ceiling light point, panelled radiator, fitted carpet, stairs leading to the second floor and a double glazed window to the front elevation.

##### Bedroom One

**22 Feet 5 Inches x 11 Feet 3 Inches**

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

##### Bedroom Two With En Suite

**19 Feet 10 Inches Min x 11 Feet 5 Inches**

Having two ceiling light points, two panelled radiators, fitted carpet and double glazed windows to the side and front elevations.

##### En Suite

**8 Feet 2 Inches x 8 Feet 7 Inches**

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

#### Second Floor

##### Landing

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

##### Bathroom

**6 Feet 2 Inches x 9 Feet 8 Inches**

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 rear elevation.

##### Bedroom Three

**12 Feet 1 Inch Max 11 Feet 5 Inches Max**

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

##### Bedroom Four

**12 Feet 9 Inches Min x 11 Feet 3 Inches**

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

##### Bedroom Five

**7 Feet 6 Inches Min x 11 Feet 3 Inches**

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

##### Bedroom Six

**10 Feet 4 Inches x 11 Feet 5 Inches**

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

#### Garage

**34 Feet 8 Inches x 8 Feet 11 Inches**

Having two ceiling light points, concrete flooring and a upvc door leading to the rear garden.

#### Garden

Having a secure fence perimeter, slab paving and spacious lawn area.

#### 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.

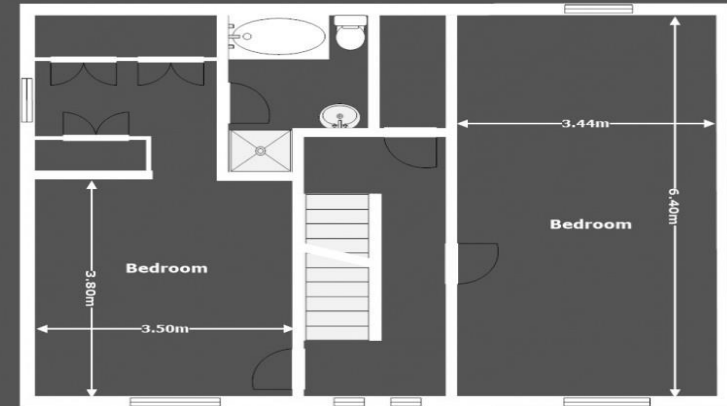
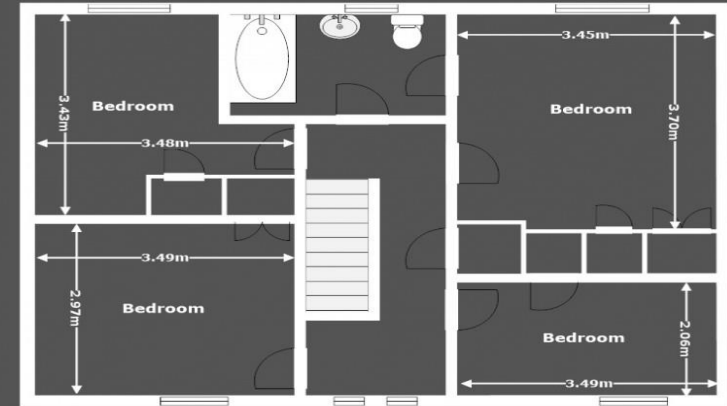
##### Fixtures and Fittings

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**



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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