

Church Vale | B20 3SH

£169,950



VIRDEE 

235-237 Rookery Road | B21 9PU
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INVESTMENT HMO SPECIFICATION Virdee Estates are proud to present For Sale this four bedroom terrace property over 3 floors. Comprising of having a hallway, reception room, lounge, fitted kitchen and ground floor bathroom. Further benefiting from having gas central heating, double glazing, utility room, front and rear gardens. Offered Freehold. EPC Rating: E47



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Approach

Having a brick wall perimeter, iron gate, slab paving and steps leading to a hardwood front door.

Hallway

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

Ground Floor Bedroom

4.33m x 2.52m

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

Lounge

2.47m x 3.61m

Having a ceiling light point, panelled radiator, a upvc door leading to the rear garden and fitted carpet.

Kitchen

2.85m x 2.47m

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with hot and cold taps over, ceramic splash back wall tiles, vinyl flooring and a double glazed window to the side elevation.

Utility Area

0.82m x 2.46m

Having a ceiling light point, wall mounted boiler and a upvc door leading to the rear garden.

Ground Floor Bathroom

1.87m x 2.41m

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.

First Floor

Bedroom

3.69m x 4.39m Into Alcoves

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

Bedroom

3.85m x 4.23m Into Alcoves

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

Second Floor

Bedroom

3.66m x 4.21m

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

Garden

General Information

Investment

Income producing at £14,400 net per annum

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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