

Mary Road | B21 0RJ

£169,950



VIRDEE 

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235-237 Rookery Road | B21 9PU
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INVESTMENT Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a reception room, lounge, fitted kitchen, ground floor bathroom and first floor W.C. Further benefiting from having gas central heating, double glazing, porch, front and rear gardens. Offered Freehold. EPC Rating: D57



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Approach

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

Porch

Having laminate flooring and a hardwood door.

Reception Room

4.34m x 3.49m Into Alcoves

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

Lounge

3.70m x 3.50m Into Alcoves

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

Kitchen

3.49m x 2.31m

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, wall mounted boiler, tiled flooring, a hardwood door leading to the rear garden and a double glazed window to the side elevation.

Ground Floor Bathroom

1.77m x 2.99m

Having a ceiling light point, 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.

First Floor

Landing

Having two ceiling light points fitted carpet and a double glazed window o the side elevation.

W.C.

0.83m x 1.54m

Having a ceiling light point, W.C., hand wash basin, vinyl flooring and an obscure double glazed window to the side elevation.

Bedroom One

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

Bedroom Two

3.87m x 3.22m

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

Bedroom Three

3.90m x 4.11 Into Alcoves

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

Garden

Having slab paving.

General Information

Investment

Income producing at £7,500 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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