

Hyacinth Grove | B69 4BZ

£280,000



VIRDEE

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Virdee Estates are proud to present For Sale this four bedroom semi detached property. Comprising of having a hallway, lounge, fitted kitchen, ground floor w.c. and first floor bathroom. Further benefiting from having gas central heating, double glazing, driveway, front and rear gardens. Offered Freehold. EPC Rating: B86



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Approach
Having slab paving, driveway, lawn area, shrubs and steps leading to a upvc front door.

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

Lounge
3.74m x 4.83m

Having two ceiling light points, two panelled radiators, upvc doors leading to the rear garden, fitted carpet and a double glazed windows to the rear elevation.

Kitchen
5.32m x 2.93m

Having two ceiling light points, panelled radiator, wall and base units with worktop over, stainless steels sink with mixer tap over, wall mounted boiler, vinyl flooring and double glazed windows to the front and side elevations.

Ground Floor W.C.
2.19m x 0.95m

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

First Floor

Landing
Having a ceiling light point, storage room, stairs leading to the second floor and fitted carpet.

Bathroom
2.20m x 2.06m

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 front elevation.

Bedroom One
3.20m x 2.09m

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

Bedroom Two
4.27m x 2.67m

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

Bedroom Three
4.09m x 2.68m

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

Second Floor

Bedroom Four
5.96m x 4.87 Max

Having a ceiling light point, storage rooms, fitted wardrobes, fitted carpet and a double glazed window to the front elevation.

En Suite
1.43m x 2.55m

Having a ceiling light point, panelled radiator, hand wash basin, shower cubicle, vinyl flooring and a skylight to the rear elevation.

Garden
Having a fence perimeter, slab paving, shed and lawn area.

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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