

Branksome Avenue | B21
9EU

OFFERS OVER £165,000

VIRDEE 

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WELL PRESENTED Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a porch, hallway, reception room, lounge, fitted kitchen, ground floor bathroom and first floor W.C. Further benefiting from having gas central heating, double glazing, loft, front and rear gardens. Offered Freehold. EPC Rating: D61



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Approach

Having a brick wall perimeter, wooden gate, slab paving and a upvc front door.

Porch

Having tiled flooring and double glazed windows to the side elevations.

Hallway

Having a ceiling light point, panelled radiator and laminate flooring.

Reception Room One

4.25m x 2.60m Into Alcoves

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

Lounge

3.94m x 3.57m Into Alcoves

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

Kitchen

4.44m x 2.30m

Having a ceiling light point, panelled radiator, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, wall mounted boiler, tiled flooring and a double glazed window to the side elevation.

Ground Floor Bathroom

1.92m x 2.24m

Having a ceiling light point, panelled radiator, bathtub, bathroom panel walls, tiled flooring and an obscure double glazed window to the side elevation.

First Floor

Landing

Having two ceiling light points and fitted carpet.

First Floor W.C.

1.18m x 1.12m

Having a ceiling light point, panelled radiator, hand wash basin, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

Bedroom One

3.70m x 3.74m Into Alcoves

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

Bedroom Two

3.84m x 2.78m

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

Bedroom Three

3.38m x 2.07m

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

Garden

Having a fence perimeter 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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