


Beaudesert Road | B20  
3TQ

£320,000



VIRDEE 

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Virdee Estates are proud to present For Sale this four bedroom semi detached property. Comprising of having a porch, hallway, reception room, lounge, dining room, fitted kitchen, ground floor shower room, first floor W.C, and bathroom. Further benefiting from having gas central heating, double glazing, driveway, utility room, storage room, outbuilding, front and rear gardens. Offered Freehold. EPC Rating: D63



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#### Approach

Having a brick wall and fence perimeter, tiled paving, driveway and a upvc front door.

#### Porch

Having a ceiling light point, tiled flooring, a upvc door and double glazed windows to the front and side elevations.

#### Hallway

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

#### Reception Room

4.54m x 3.32m Into Alcoves

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

#### Lounge

5.63m x 3.31m

Having two ceiling light points, panelled radiator, gas fire with surround, laminate flooring and a upvc slide door to the rear garden.

#### Dining Room

4.51m x 2.57m Into Alcoves

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

#### Kitchen

4.29m x 2.43m

Having spotlights, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, pantry, a upvc door leading to the rear garden and a double glazed window to the side elevation.

#### Utility Area

0.86m x 2.55m

Having a ceiling light point and laminate flooring.

#### Ground Floor Shower Room

2.91m x 2.63m

Having spotlights, panelled radiators, hand wash basin with vanity unit, curved shower cubicle, ceramic splash back wall tiles, tiled flooring and obscure double glazed windows to the side and rear elevations.

#### First Floor

##### Landing

Having a ceiling light point, storage cupboard and fitted carpet.

#### Bathroom

2.37m x 2.50m Max

Having spotlights, panelled radiator, hand wash basin with vanity unit, bathtub with mixer tap over, wet wall panels, tiled flooring and an obscure double glazed window to the rear elevation.

#### W.C.

0.82m x 1.57m

Having a ceiling light point, hand wash basin with vanity unit, wet wall panels, tiled flooring and an obscure double glazed window to the side elevation.

#### Bedroom One

5.02m x 3.34m Into Alcoves

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

#### Bedroom Two

5.05m x 3.03m Into Alcoves

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

#### Bedroom Three

2.64m x 2.45m

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

#### Bedroom Four

4.67m x 2.44m Into Alcoves

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

#### Outbuilding

4.50m x 5.33m

Having carpet and double glazed windows to the front, side and rear elevations.

#### Storage Room/ garage conversion

4.83m x 2.64m

Having two ceiling light points, vinyl flooring and double glazed windows to the front and side elevations.

#### Garden

Having a fenced perimeter, slab paving and 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 but disconnected.

##### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price.

#### 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

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**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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