

Mount Pleasant Avenue |
B21 9QA
£175,000



0121 554 0330

235-237 Rookery Road | B21 9PU
enquiries@virdee-estates.com

www.virdee-estates.com



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Virdee Estates are proud to present For Sale this three storey property having four bedrooms. Comprising of having a reception room, lounge, fitted kitchen and ground floor bathroom. Further benefiting from having gas central heating, double glazing, driveway, front and rear gardens. Offered Freehold. EPC Rating: E50



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Approach

Having a fence and bushes to either side, slab paving, driveway and a upvc front door.

Hallway

Having a ceiling light point and fitted carpet.

Reception Room

4.34m x 2.46m

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

Lounge

3.78m x 3.47m Into Alcoves

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

Kitchen

3.02m x 2.10m

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

Ground Floor Bathroom

2.37m x 2.14m

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, stairs leading to the second floor and fitted carpet.

Bedroom One

3.76m x 3.42m Into Alcoves

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

Bedroom Two

2.88m x 3.46m Into Alcoves

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

Second Floor

Landing

Having a ceiling light point and fitted carpet.

Bedroom Three

1.88m x 3.48m

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

Bedroom Four

2.65m x 3.43m Into Alcoves

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

Garden

Having a fenced perimeter and slab paving.

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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