


Clarence Road | B21 0EF

£189,950

VIRDEE 

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

0121 554 0330

www.virdee-estates.com



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Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a porch, reception room, lounge, fitted kitchen and ground floor bathroom. Further benefiting from having gas central heating, double glazing, front and rear gardens. Offered Freehold. EPC Rating: D64



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Approach

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

Porch

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

Reception Room

4.05m x 3.42m Into Alcoves

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

Lounge

3.69m Minimum x 3.45m Into Alcoves

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

Kitchen

3.10m x 2.18m

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

Ground Floor Bathroom

2.30m x 2.12m

Having a ceiling light point, hand wash basin, bathtub with hot and cold taps over, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the side elevation.

First Floor

Landing

Having a ceiling light point and fitted carpet.

Bedroom One

3.39m x 3.43m Into Alcoves

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

Bedroom Two

3.92m x 3.41m Into Alcoves

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

Bedroom Three

3.07m x 1.94m

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