

Whitburn Avenue | B42
1QH

£210,000



VIRDEE

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

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Virdee Estates are proud to present for sale this extended end terrace two bedroom property. Comprising of having a porch hallway, through lounge, extended kitchen and conservatory. Further benefiting from having gas central heating, double glazing, driveway, front and rear gardens. Offered Freehold. EPC Rating: D56



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Approach

Having a brick wall, tiled paving, driveway, lawn area and a upvc front door.

Porch

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

Hallway

Having a ceiling light point and stairs to the first floor.

Through Lounge

24 Feet 8 Inches x 11 Feet 9 Inches

Having two ceiling light points, two panelled radiators, laminate flooring, patio door leading into conservatory and an open bay double glazed window to the front elevation.

Conservatory

9 Feet 6 Inches x 9 Feet 3 Inches

Having fitted carpet and doors leading into the garden.

Kitchen

13 Feet 1 Inch x 11 Feet 10 Inches

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, pantry, tiled flooring a upvc door leading to the rear garden and double glazed windows to the front and rear elevations.

FIRST FLOOR

Landing

Having a ceiling light point and fitted carpet.

Bedroom One

10 Feet 11 Inches x 15 Feet

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

Bedroom Two

10 Feet 9 Inches x 8 Feet 10 Inches

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

Bathroom

7 Feet 9 Inches x 5 Feet 9 Inches

Having a ceiling light point, panelled radiator, hand wash basin with vanity unit, bathtub, ceramic splash back wall tiles, wall mounted boiler, storage cupboard, laminate flooring and an obscure double glazed window to the rear elevation.

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 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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