

Weeford Drive | B20 1HY

£550,000



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EXTENDED IMPRESSIVE PROPERTY Virdee Estates are proud to present For Sale this five bedroom semi detached property. Comprising of having a porch, hallway, reception room, through lounge, dining room, fitted kitchen, ground floor shower room, ground floor W.C, and first floor bathroom. Further benefiting from having gas central heating, double glazing, driveway, utility area, four bedrooms with walk in wardrobes, two bedrooms with en suites, shed, front and rear gardens. Offered Freehold. EPC Rating: C71

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#### Approach

Having flowers and shrubs to either side, spacious block paved driveway leading to upvc front door.

#### Porch

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

#### Open Hallway Leading Into Through Lounge

Having two ceiling light points, storage room, stairs leading to the first floor, under stair storage and wood flooring.

#### Through Lounge

7.06m x 4.28m

Having two ceiling light points, panelled radiator, wood flooring, a upvc door leading to the rear garden and double glazed windows to the rear elevation.

#### Reception Room

3.83m Min x 3.52m Max

Having several spotlights, vertical radiator, wood flooring and a double glazed window to the front elevation.

#### Dining Room

6.93m x 3.60m Max

Having two ceiling light points, two panelled radiators, wood flooring and a double glazed window to the front elevation.

#### Kitchen

3.09m x 3.84m

Having a ceiling light point, several spotlights, wall and base units with worktop over, stainless steel sink with mixer tap over, built in appliances including microwave, oven, fridge freezer, ceramic splash back wall tiles, tiled flooring and a double glazed window to the rear elevation.

#### Utility Area

3.43m Max x 1.31m Min

Having a ceiling light point, panelled radiator, stainless steel sink with hot and cold taps over, ceramic splash back wall tiles, wall mounted boiler and laminate flooring.

#### Ground Floor W.C.

0.65m x 1.41m

Having a ceiling light point, toilet, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the front elevation.

#### Ground Floor Shower Room

2.95m Max x 1.78m Max

Having a ceiling light point, wall lights, heated towel rail, hand wash basin with vanity unit, walk in shower, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the rear elevation.

#### First Floor

##### Landing

Having two ceiling light points, stairs leading to the second floor and fitted carpet.

##### Bathroom

3.72m Max x 2.91m

Having several spotlights, heated towel rail, hand wash basin with vanity unit, bathtub, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the rear elevation.

##### Bedroom One

4.49m x 3.10m

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

##### Walk In Wardrobe

2.14m x 2.02m

Having a ceiling light point and laminate flooring.

##### Bedroom Two

4.04m Min x 2.39m

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

##### Bedroom Three

4.40m x 3.53m

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

##### Walk In Wardrobe

2.01m x 1.73m

Having a ceiling light point and fitted carpet.

##### En Suite

2.39m x 1.46m Min

Having a ceiling light point, heated towel rail, hand wash basin with vanity unit, shower cubicle, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the rear elevation.

##### Bedroom Four

2.61m Min x 2.10m

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

##### Walk In Wardrobe

2.37m x 1.70m

Having a ceiling light point and laminate flooring.

#### Second Floor

##### Landing

Having a ceiling light point and fitted carpet.

##### Bedroom Five

7.75m Max x 7.53m Max

Having several spotlights, two panelled radiators, fitted carpet and double glazed windows to the rear elevation.

##### En Suite

2.73m x 2.02m

Having several spotlights, heated towel rail, hand wash basin with vanity unit, walk in shower, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

##### Storage Area

1.90m Min x 1.95m

Having a ceiling light point and fitted carpet.

##### Rear Garden

Having paved area leading to lawn with plants and shrubs to border. Shed to rear.

##### 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.



**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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