

Linwood Road | B21 9JQ

£195,000



VIRDEE

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



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****POTENTIAL TO EXTEND****Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a hallway, reception room, open plan kitchen diner and first floor bathroom. Further benefiting from having gas central heating, front and rear gardens. Offered Freehold. EPC Rating: E52



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Approach

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

Hallway

Having a ceiling light point, stairs leading to the first floor and fitted carpet.

Reception Room

14 feet 9 inches x 11 feet 5 inches into alcoves

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

Open Plan Kitchen Diner

13 feet x 14 feet10 inches

Having a ceiling light point, panelled radiator, wall and base units with worktop over, stainless steel sink, ceramic splash back wall tiles, wall mounted boiler, pantry, vinyl flooring, upvc door leading to rear garden and a double glazed window to the rear elevation.

First Floor

Landing

Having two ceiling light points and fitted carpet.

Bathroom

11feet 2 inches x 5 feet 10 inches

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with mixer tap over, vinyl flooring and an obscure double glazed window to the rear elevation.

Bedroom One

12 feet 6 inches x 9 feet 3 inches into alcoves

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

Bedroom Two

11 feet x 10 feet 1 inches

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

Bedroom Three

12 feet 6 inches x 6 feet 8 inches

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

Garden

Having a brick wall and fence 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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