

Avenue Road | B21 8ED

£169,950



VIRDEE

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235-237 Rookery Road | B21 9PU
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INVESTMENT OPPORTUNITY 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, utility area, front and rear gardens. The property let to a family. Offered Freehold. EPC Rating: D58



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Approach

Having a brick wall perimeter, wooden gate, slab paving and a upvc front door.

Porch

Having fitted carpet, a hardwood door and double glazed windows to the side elevations.

Reception Room

4.30m x 3.39m Into Alcoves

Having a ceiling light point, panelled radiator, gas fire with surround, laminate flooring and an open bay double glazed window to the front elevation.

Lounge

3.83m x 3.41m Into Alcoves

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

Kitchen

3.14m x 2.17m

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

Utility Area

Having a ceiling light point and tiled flooring.

Ground Floor Bathroom

2.31m x 2.34m

Having a ceiling light point, panelled radiator, 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 and fitted carpet.

Bedroom One

3.58m Max x 2m

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

Bedroom Two

3.89m x 2.52m Into Alcoves

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

Bedroom Three

3.59m x 3.43m Into Alcoves

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

Garden

Having a fence 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.

Income producing investment

Currently let to a family on a long-term AST agreement. Gross rent of £560 per consecutive month.

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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