

Westbourne Road | B21
8AT

£179,000



VIRDEE

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

0121 554 0330

www.virdee-estates.com



Westbourne Road | B21 8AT

£179,000

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: E47



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:E47

Approach

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

Porch

Having a wall light, concrete flooring and double glazed windows to the side elevations.

Reception Room

4.16m x 3.66m

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

Lounge

3.88m x 3.66m

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

Kitchen

3.36m x 2.32m

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

Ground Floor Bathroom

2.56m x 1.81m

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with mixer tap 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, panelled radiator and fitted carpet.

Bedroom One

3.59m x 4.27m Into Alcoves

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

Bedroom Two

3.89m x 3.25m Into Alcoves

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

Bedroom Three

3.54m x 2.20m

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

Garden

Courtyard area, right of way passage leading to rear garden having 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.



0121 554 0330

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

www.virdee-estates.com