


Houghton Road | B20 3LD
£310,000



VIRDEE 

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Virdee Estates are proud to present For Sale this five bedroom, three storey terrace property. Comprising of having a hallway, reception room, lounge, dining room, kitchen and shower room. Further kitchens and shower rooms to the first and second floors. Further benefiting from having gas central heating, double glazing, cellar, front and rear gardens. Offered Freehold. EPC Rating: D50



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Approach

Having bricked wall to sides with iron gate leading to front garden with bushes, shrubs and pathway leading to front door.

Hallway

Having ceiling light points, panelled radiator and stairs leading to the first floor.

Reception Room

5.01m x 4.30m
Having a ceiling light point, panelled radiator, fitted carpet and an open bay double glazed window to the front elevation.

Lounge

4.48m x 3.90m Into Alcoves
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

Dining Room

3.28m x 3.24m
Having a ceiling light point, panelled radiator, wall mounted boiler, tiled flooring and a double glazed window to the side elevation.

Kitchen

1.95m x 3.27m
Having a ceiling light point, wall and base units with worktop over, stainless steel sink with hot and cold taps over, tiled flooring and a double glazed window to the side elevation.

Ground Floor Shower Room

1.57m x 1m
Having a ceiling light point, shower cubicle, tiled flooring and an obscure double glazed window to the side elevation.

Ground Floor W.C.

1.65m x 0.84m
Having a ceiling light point, hand wash basin and tiled flooring.

First Floor

Landing

Having two ceiling light points and fitted carpet.

Shower Room

1.64m x 1.87m
Having a ceiling light point, hand wash basin, shower cubicle and vinyl flooring.

Kitchen

3.08m x 3.89m
Having a ceiling light point, panelled radiator, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, vinyl flooring and a double glazed window to the rear elevation.

Bedroom

4.23m x 2.46m
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

Bedroom

4.02m x 3.87m Max Into Alcoves
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

Bedroom

4.41m x 3.15m Into Alcoves
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the rear elevation.

Second Floor

Landing

Having a skylight to the rear elevation and fitted carpet.

Shower Room

2.16m Minimum x 0.95m
Having a ceiling light point, hand wash basin, shower cubicle and vinyl flooring.

Kitchen

3.24m x 1.88m
Having a ceiling light point, wall and base unit with worktop over, stainless steel sink with hot and cold taps over, ceramic splash back wall tiles and vinyl flooring.

Bedroom

2.82m x 4.21m
Having a ceiling light point, skylight to the front elevation, panelled radiator and fitted carpet.

Bedroom

4.27m x 4.23m Into Alcoves
Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the rear elevation.

Garden

Having a fenced border, slab paving leading to further lawned 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

12 Haughton Road

Approximate Gross Internal Area
188.9 sq m / 2033 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
FloorplansUketch.com © 2023 (ID938871)

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.

