


Landgate Road | B21 8JH

£240,000



VIRDEE 

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

0121 554 0330

www.virdee-estates.com



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Virdee Estates are proud to present For Sale this three bedroom semi detached property. Comprising of having a porch, hallway, reception room, through lounge, kitchen, ground floor shower room, first floor W.C. and bathroom. Further benefiting from having gas central heating, double glazing, utility room, garage, driveway, front and rear gardens. Offered Freehold. EPC Rating: D65



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Approach

Having a brick wall, tiled paving, driveway, lawn area with shrubs and a upvc front door.

Porch

Having tiled flooring and a upvc door.

Hallway

Having a ceiling light point, panelled radiator, stairs leading to the first floor, under stair storage and fitted carpet.

Reception Room

4.12m x 3.36m

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

Through Lounge

7.75m x 3.34m Into Alcoves

Having two ceiling light points, two panelled radiators, gas fire with surround, fitted carpet and a upvc slide door leading to the rear garden.

Kitchen

6.77m x 2.26m

Having two ceiling light points, panelled radiator, wall and base units with worktop over, sink with mixer tap over, ceramic splash back wall tiles, tiled flooring and a double glazed window to the rear elevation.

Utility Room

6.78m x 2.12m Max

Having a ceiling light point, panelled radiator, tiled flooring, skylight and a upvc door leading to the rear garden.

Ground Floor Shower Room

2.88m x 1.11m

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

First Floor

Landing

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

W.C.

1.27m x 1.41m

Having a ceiling light point, heated towel rail, hand wash basin, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the side elevation.

Bathroom

1.92m Min x 2.11m

Having a ceiling light point, heated towel rail, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the rear elevation.

Bedroom One

4.25m x 2.67m Min

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

Bedroom Two

4.20m x 2.66m Min

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

Bedroom Three

2.85m x 2.13m

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

Garage

5.13m x 2.15m

Having a ceiling light point and concrete flooring.

Garden

Having trees and shrubs to either side, slab paving and steps leading up to spacious 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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