

Landgate Road | B21 8JH

£310,000



VIRDEE

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235-237 Rookery Road | B21 9PU
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MUST BE VIEWED Virdee Estates are proud to present For Sale this impressive three bedroom semi detached property. Comprising of having a porch, hallway, living room, open plan kitchen/diner, ground floor shower room and first floor bathroom/shower room. Further benefiting from having gas central heating, double glazing, garage, driveway, front and rear gardens. Offered Freehold. EPC Rating: C69



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Approach

The property is set back from the road and approached via driveway with lawn area leading to main entrance door opening to:

Porch

Having a wall light, tiled flooring, double glazed windows to the front and side elevations and a upvc door.

Hallway

Having a ceiling light point, panelled radiator, stairs leading to the first floor, under stair storage, laminate flooring and an obscure double glazed window to the side elevation.

Living Room

3.53m into bay x 3.25m

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

High Specification Open Plan Kitchen/Diner

8.50m Max x 4.61m Max

Having a ceiling light point and several spotlights, three skylights to the rear elevation and two panelled radiators. The high specification kitchen comprises of wall and base units with worktop over, white ceramic sink with mixer tap over, integrated appliances, ceramic splash back wall tiles, breakfast bar, upvc doors leading to the rear garden and a double glazed window to the rear elevation.

Ground Floor Shower Room

2.14m Max x 2.28m Max

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

First Floor

Landing

Having a ceiling light point, laminate flooring and an obscure double glazed window to the side elevation.

Bathroom/Shower Room

3.13m x 2.56m

Having a ceiling light point, panelled radiator hand wash basin with vanity unit, curved shower cubicle, bathtub with mixer tap over, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the rear elevation.

Bedroom

4.06m Max x 3.11m Max

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

Bedroom

3.73m Max x 3.21m Max

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

Bedroom

2.56m x 2.13m

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

Rear Garden

Extensive garden having paved area leading to spacious lawn area with fenced perimeter.

Garage

7.25m x 3.28m

Accessible from the main front drive, the garage has two ceiling light points, concrete to floor, upvc door with double glazed windows to the side and rear elevations.

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.

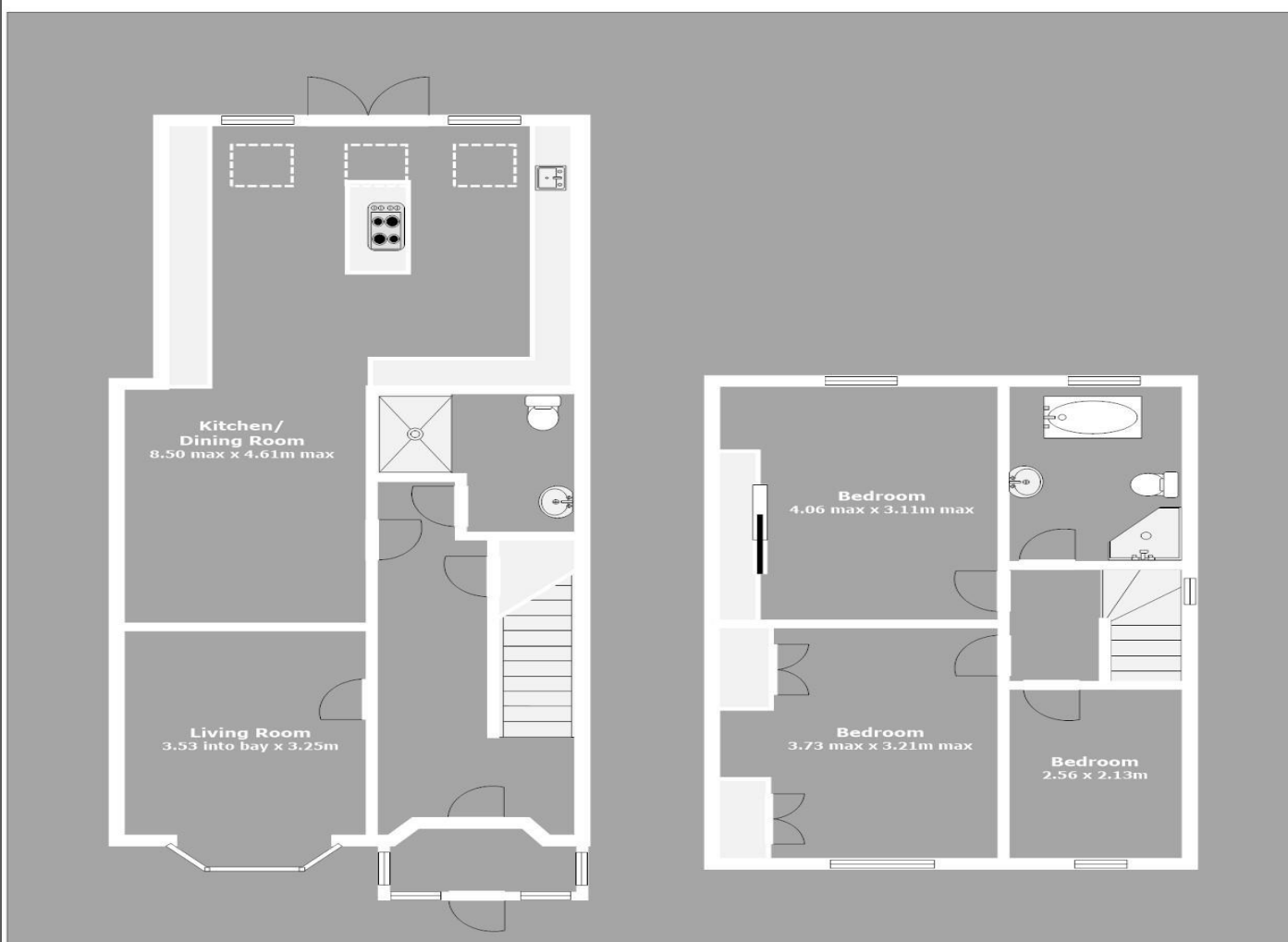
Fixtures and Fittings

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



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk

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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