

West End Avenue | B66

1RE

£190,000



VIRDEE

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



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Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a hallway, porch, reception room, lounge, fitted kitchen, ground floor W.C, and first floor bathroom. Further benefiting from having gas central heating, double glazing, front and rear gardens. Offered Freehold. EPC Rating: D62



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Approach

Having a brick wall, iron gate, slab paving and step leading to a upvc front door.

Porch

Having carpet, a upvc door and obscure double glazed windows to the front and side elevations.

Hallway

Having a ceiling light point, panelled radiator, stairs leading to the first floor and laminate flooring.

Reception Room

4.20m x 3.64m

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

Lounge

4.02m x 3.35m

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

Kitchen

6.28m x 2.62m

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

Ground Floor W.C.

0.71m x 2.55m

Having a ceiling light point, hand wash basin, ceramic splash back wall tiles, wall mounted boiler, vinyl flooring and an obscure double glazed window to the rear elevation.

First Floor

Landing

Having a ceiling light point and fitted carpet.

Bathroom

1.74m x 2.09m

Having a ceiling light point, panelled radiator, hand wash basin, bathtub, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the rear elevation.

Bedroom One

4.02m x 3.34m

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

Bedroom Two

3.51m x 3.13m

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

Bedroom Three

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

Garden

Having a fenced and brick wall perimeter, slab paving and shed.

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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