

Albion Road | B21 8BG

£175,000



VIRDEE

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Virdee Estates are proud to present For Sale this three bedroom end terrace property. Comprising of having a porch, reception room, lounge, fitted kitchen and ground floor shower room. Further benefiting from having gas central heating, double glazing, front and rear gardens. Offered Freehold. EPC Rating: E54



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Approach

Having a brick wall with iron gate opening to paved area with shrubs. Slabbed steps leading upto upvc front door.

Porch

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

Reception Room

4.08m x 3.65m Into Alcoves

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

Lounge

4.41m Max x 3.51m

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

Kitchen

2.73m x 1.95m

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, tiled flooring and a double glazed window to the side elevation.

Ground Floor Shower Room

2.13m x 1.95m

Having a ceiling light point, hand wash basin, curved shoer cubicle, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the side elevation.

Landing

Having a ceiling light point and fitted carpet.

Bedroom

3.56m x 3.58m Into Alcoves

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

Bedroom

3.87m x 3.56m

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

Bedroom

2.87m x 1.84m

Having a ceiling light point, panelled radiator, wall mounted boiler, vinyl flooring and a double glazed window to the rear elevation.

Garden

Mature rear garden with slab paving, shrubs and lawn area. Steps up to further patio area leading to the end of the garden.

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

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Ground Floor

First Floor

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.
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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.

