


Millfield Road | B20 1EB

£280,000

VIRDEE 

VIRDEE 

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

0121 554 0330

[www.virdee-estates.com](http://www.virdee-estates.com)



Millfield Road | B20 1EB

£280,000

\*POTENTIAL TO EXTEND STPP\* Virdee Estates are proud to present For Sale this three bedroom semi detached property. Comprising of having a hallway, reception room, lounge, fitted kitchen, ground floor W.C. first floor W.C. and bathroom. Further benefiting from having gas central heating, double glazing, side garage, driveway, front and rear gardens. Offered Freehold. EPC Rating: D66



**\*POTENTIAL TO EXTEND STPP\*** Virdee Estates are proud to present For Sale this three bedroom semi detached property. Comprising of having a hallway, reception room, lounge, fitted kitchen, ground floor W.C. first floor W.C. and bathroom. Further benefiting from having gas central heating, double glazing, side garage, driveway, front and rear gardens. Offered Freehold. EPC Rating: D66

#### Approach

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

#### Hallway

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

#### Reception Room

4.26m x 3.23m Into Alcoves

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

#### Lounge

3.42m x 3.20m Into Alcoves

Having a ceiling light point, panelled radiator, fitted carpet and a upvc slide door leading to the rear garden.

#### Kitchen

2.16m x 2.20m

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.

#### Ground Floor W.C.

1.33m x 0.91m

Having a ceiling light point, hand wash basin, vinyl flooring and an obscure single 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.

#### Bathroom

2.16m Max x 1.62m Max

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with hot and cold taps over, storage cupboard with wall mounted boiler, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the rear elevation.

#### First Floor W.C.

1.48m x 0.83m

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

#### Bedroom

3.42m x 3.30m Into Alcoves

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

#### Bedroom

4.14m x 3.28m Into Alcoves

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

#### Bedroom

2.46m x 1.76m

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

#### Side Garage

9.15m x 1.68m

Having a ceiling light point and concrete flooring.

#### Rear Garden

Spacious garden having paved area leading to lawn.

#### 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.

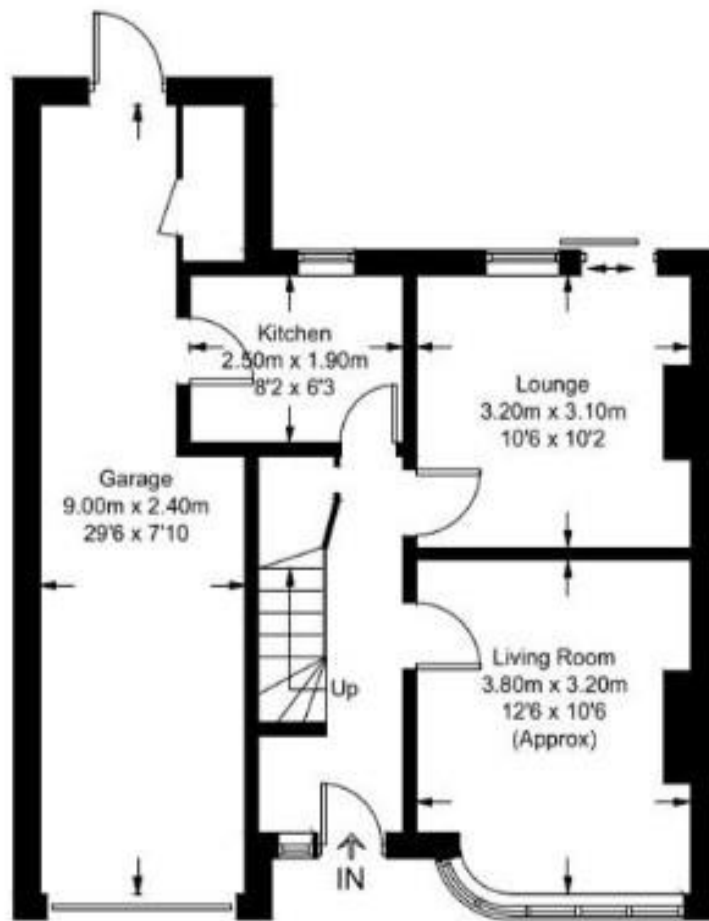
##### Fixtures and Fittings

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.

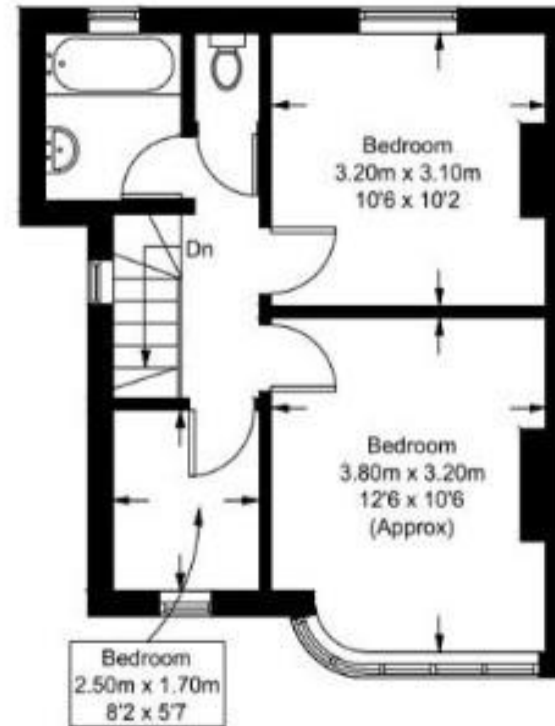
#### THINKING OF SELLING OR LETTING YOUR HOME?

Virdee Estates would be delighted to carry out a FREE market appraisal of your property.

CALL NOW ON 0121 554 0330



**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.  
 FloorplansUsketch.com © 2023 (ID969310)

**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.



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

0121 554 0330

www.virdee-estates.com