

Antrobus Road | B21 9NY

£255,000



VIRDEE 

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

0121 554 0330

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





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Virdee Estates are proud to present For Sale this two bedroom terrace property. Comprising of having a hallway, reception room, through lounge, kitchen, ground floor W.C, and first floor bathroom/shower room. Further benefiting from having gas central heating, double glazing, veranda, cellar, driveway, rear access for parking, front and rear gardens. Offered Freehold. EPC Rating: D57



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#### Approach

Front driveway having steps leading to a upvc front door.

#### Hallway

Having two ceiling light points, panelled radiator, stairs leading to the first floor and tiled flooring.

#### Reception Room

5.83m x 2.86m

Having two ceiling light points, electric heater with brick surround, tiled flooring and double glazed windows to the side elevation.

#### Through Lounge

8.70m x 4.03m Into Alcoves

Having two chandelier points, wall lights, three panelled radiators, gas fire with surround, fitted carpet, an open bay double glazed window to the front elevation and a double glazed window to the rear elevation.

#### Kitchen

2.31m x 2.87m

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, a upvc door leading to the veranda and double glazed windows to the side and rear elevations.

#### Ground Floor W.C.

1.42m X 1.23m

Having a panelled radiator, toilet, tiled flooring and an obscure double glazed window to the side elevation.

#### Veranda

7.36m x 2.01m

Having polycarbonate sheets, two ceiling light points, panelled radiator, gas fire, tiled flooring, a upvc door leading to the rear garden, obscure double glazed windows to the side elevation and a double glazed window to the rear elevation.

#### Cellar

8.54m x 4.67m Max

Having three ceiling light points, panelled radiator, a hardwood door leading to side alleyway to front and concrete flooring.

#### First Floor

#### Landing

Having a ceiling light point and laminate flooring.

#### Bathroom/Shower Room

5.22m x 2.74m

Having a ceiling light point, panelled radiator, hand wash basin, curved shower cubicle, curved bathtub with mixer tap over, ceramic splash back wall tiles, vinyl flooring, and obscure single glazed windows to the side and rear elevations.

#### Bedroom

4.13m x 3.35m Into Alcoves

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

#### Bedroom

3.84m x 5.19m Max

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

#### Rear Garden

Pleasant garden having spacious lawn area, flowerbeds, shrubs, slab paving, steps leading to rear, a hardwood door leading to rear car access.

#### 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

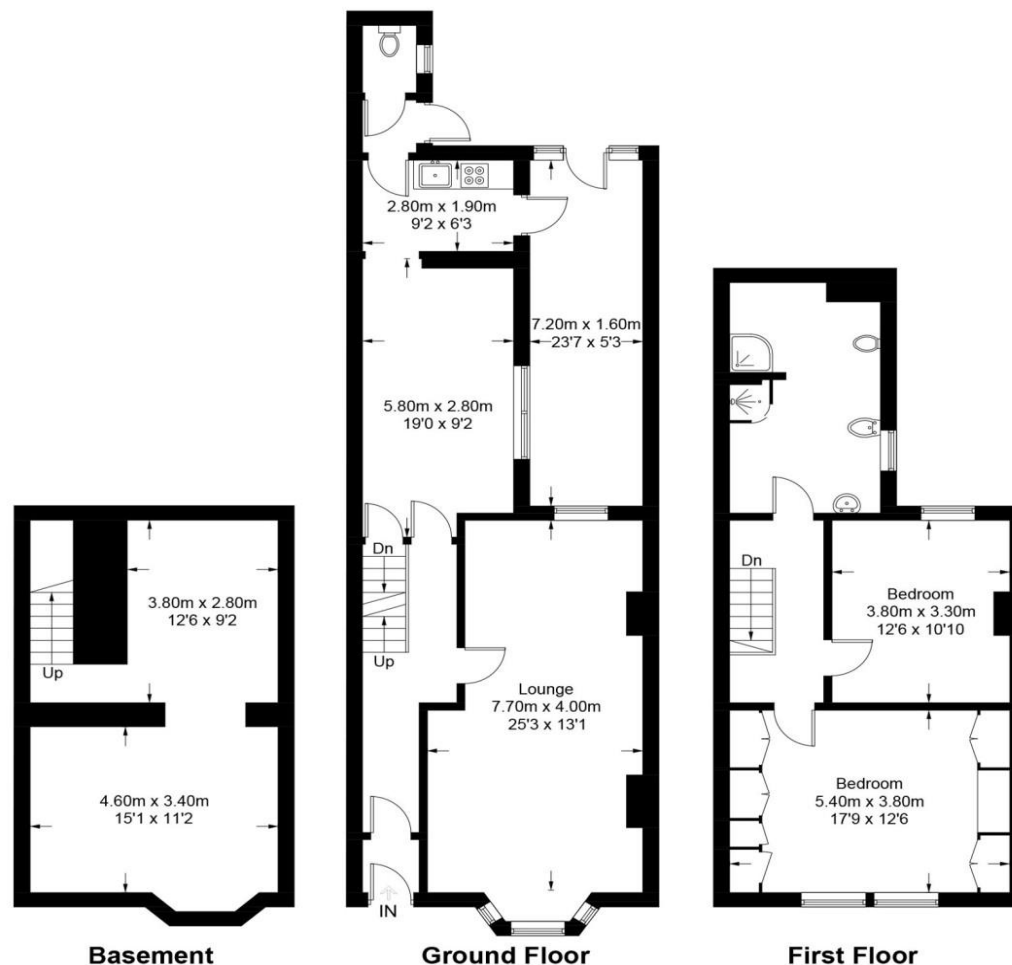
All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

## 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 = 137.6 sq m / 1481 sq ft  
Basement = 36.3 sq m / 391 sq ft  
Total = 173.9 sq m / 1872 sq ft



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 © (ID1000079)

**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.

