

Wellington Road | B20 2EE
£135,000



VIRDEE 

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0121 554 0330

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

www.virdee-estates.com



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Virdee Estates are proud to present For Sale this two bedroom first floor. Comprising of having a hallway, lounge, fitted kitchen W.C. and bathroom. Further benefiting from gas warm air heating, double glazing, communal gardens and off road residence parking. Offered Leasehold with no upward chain. EPC Rating: C69



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Approach

Pathway leading to the communal entrance and stairs leading up to hard wood door

Hallway

Having a ceiling light point, storage room and fitted carpet.

Lounge

5.57m x 3.09m

Having two ceiling light points, gas warm air heating, fitted carpet and a double glazed window to the front elevation.

Kitchen

2.32m x 3.97m

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, pantry, storage with water tank heater, gas warm air heating, vinyl flooring and a double glazed window to the rear elevation.

Bathroom

2.47m x 1.52m

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

W.C.

2.42m x 0.85

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

Bedroom One

4.69m x 2.32m

Having a ceiling light point, gas warm air heating fitted carpet and a double glazed window to the front elevation.

Bedroom Two

4.79m x 2.31m

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

Rear garden

Communal garden with fenced borders.

Fixtures and Fittings

Any fixtures or fittings can be purchased by separate negotiation.

Tenure

Virdee Estates have been advised by the vendor that the property is leasehold; this should be clarified by your legal representative at the earliest.

Leasehold

Term remaining approx. 125 years from 23rd February 2004

Ground Rent

£10 per annum

Service Charge

£476 per annum

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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