

Station Road | B21 0EX

£170,000



VIRDEE

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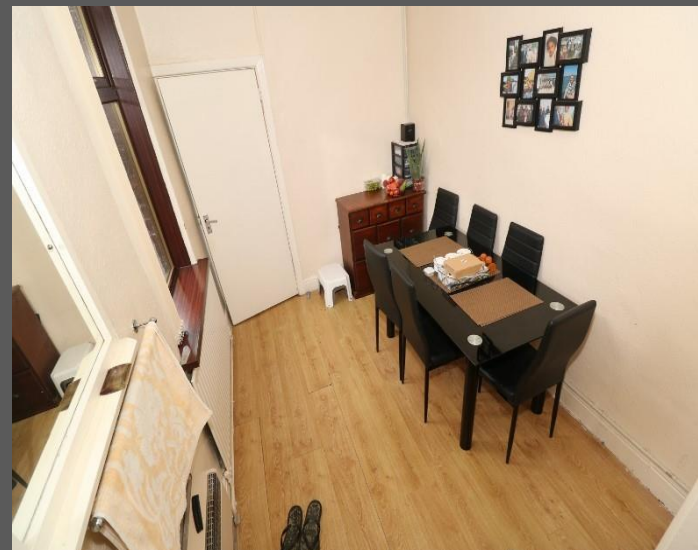




Handsworth | B21 0EX

£170,000

Virdee Estates are proud to present For Sale this three bedroom end of terrace property. Comprising of having a hallway, reception room, lounge, dining room, fitted kitchen, a ground floor bathroom and first floor w.c. Further benefiting from having double glazing, gas central heating, outbuilding, side alleyway, front and rear gardens. Offered Freehold. EPC Rating: F34



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#### **Approach**

Having a brick wall perimeter, slab paving and a upvc front door.

#### **Hallway**

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

#### **Reception Room**

**14'1" x 11' into alcoves**

Having a ceiling light, panelled radiator, electric fire with surround, hardwood sliding doors leading to lounge, fitted carpet and an open bay double glazed window to the front elevation.

#### **Lounge**

**12'5" x 11' into alcoves**

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

#### **Dining Room**

**10'7" x 7'5"**

Having a ceiling light point, panelled radiator, laminate flooring, pantry, and a double glazed window to the side elevation.

#### **Kitchen**

**15'5" x 6'8"**

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 Bathroom**

Having a ceiling light point, panelled radiator, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles, tiled flooring and obscured double glazed windows to the side and rear elevations.

#### **First Floor**

#### **Landing**

Having a ceiling light point and fitted carpet.

#### **W.C.**

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

#### **Bedroom One**

**12'1" min x 15'**

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

#### **Bedroom Two**

**11'10" x 11'10" into alcoves**

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

#### **Bedroom Three**

**11'8" x 7'6"**

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

#### **Garden**

Having fenced boundary, slab paving, door leading to side passage way with outbuilding to rear.

#### **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

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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.



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