

Belgrave Terrace | B21 9BP

£129,950



VIRDEE

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Handsworth | B21 9BP

£129,950

Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a reception room, open plan kitchen diner and ground floor bathroom. Further benefiting from having gas central heating, double glazing, front and rear gardens. Offered Freehold. EPC Rating: E53



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#### **Approach**

Having a secure fence perimeter, wooden gate, slab paving, lawn area and a hardwood front door.

#### **Reception Room**

##### **13' x 12'7" into alcoves**

Having a ceiling light point, panelled radiator, gas fire with surround, laminate flooring and a double glazed window to the front elevation.

#### **Open Plan Kitchen Diner**

##### **12'8" x 12'8" into alcoves**

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, tiled flooring, stairs leading to the first floor and a double glazed window to the rear elevation.

#### **Ground Floor Bathroom**

##### **5'11" x 8'**

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

#### **First Floor**

#### **Landing**

Having a ceiling light point and fitted carpet.

#### **Bedroom One**

##### **12'11" x 13'2" into alcoves**

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

#### **Bedroom Two**

##### **9'9" x 12'10" into alcoves**

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

#### **Second Floor**

#### **Bedroom Three**

##### **11'8" min x 13'1" max**

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

#### **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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