Woodland Road | B21 0ET

£155,000

VIRDEE

235-237 Rookery Road | B21 9PU

0121 554 0330

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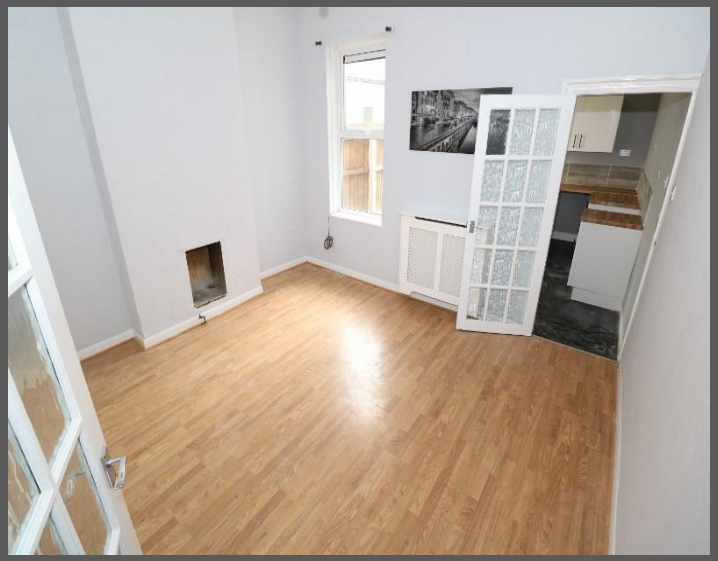
www.virdee-estates.com

Handsworth | B21 0ET

£155,000

Virdee Estates are proud to present For Sale this two bedroom terrace property. Comprising of having a hallway, reception room, lounge, fitted kitchen and first floor bathroom. Further benefiting from having double glazing, gas central heating, outbuilding, front and rear gardens. Offered Freehold. EPC Rating: D62



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Approach

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

Hallway

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

Reception Room

13’10” x 10’ into alcoves

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

Lounge

12’11” x 13’5” into alcoves

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

Office Room

5’7” x 4’9”

Having a ceiling light point, laminate flooring and a single glazed window to the rear elevation.

Kitchen

10’11” x 8’1”

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 side elevation.

First Floor

Landing

Having two ceiling light points, panelled radiator and fitted carpet.

Bathroom

12’9” x 8’1”

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

Bedroom one

12’ x 15’ into alcoves

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

Bedroom Two

12’9” x 12’3” into alcoves

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

Outbuilding
6’8” x 7’11”
Having a ceiling light point, vinyl flooring, a upvc door and a double glazed window to the side elevation.

Garden
Having a secure fence perimeter, slab paving and lawn area.

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.

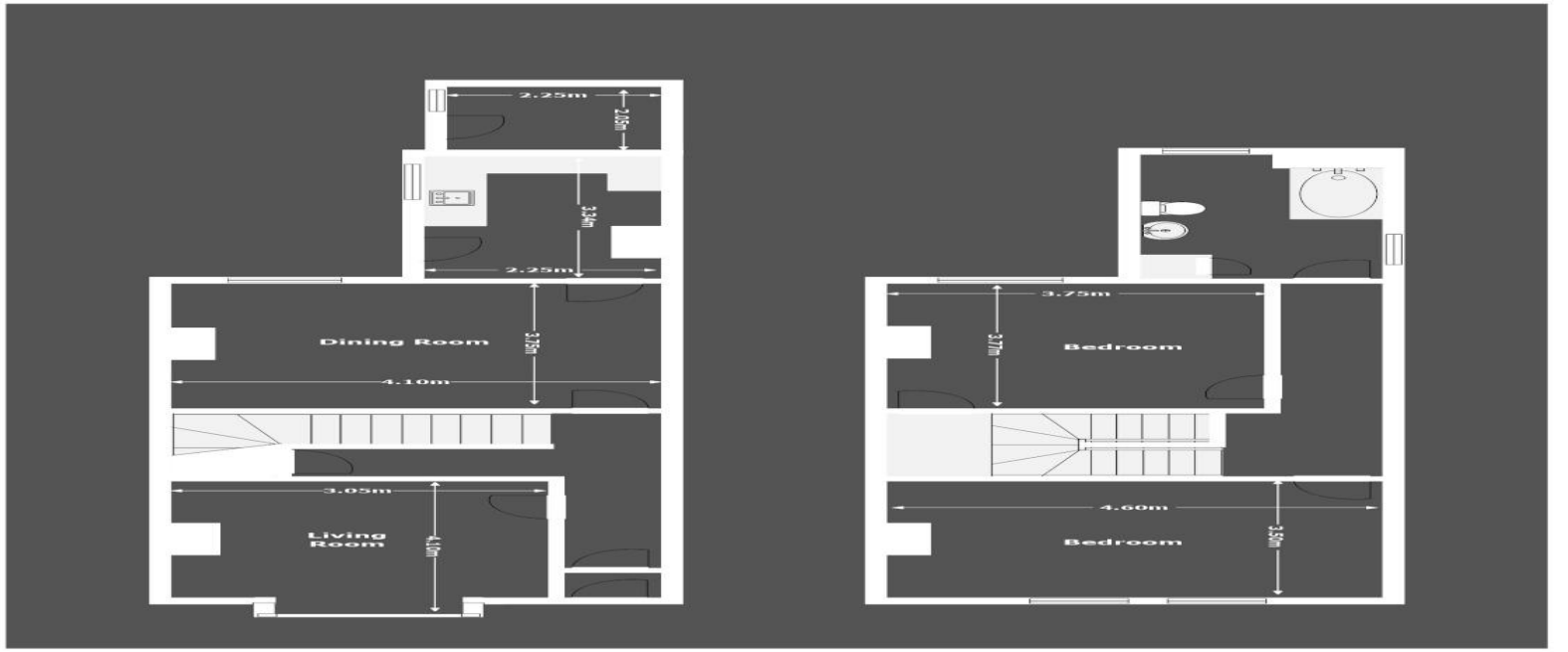
Fixtures and Fittings

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



Floor Plan Disclaimer:This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk

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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