

Eva Road | B18 4NQ  
OFFERS OVER £145,000



VIRDEE

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

0121 554 0330

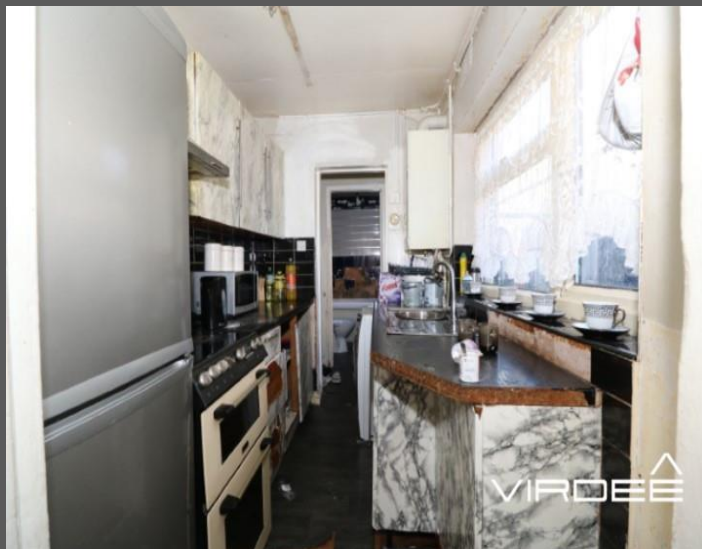
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Virdee Estates are proud to present For Sale this three bedroom terrace property. Comprising of having a reception room, lounge, fitted kitchen and ground floor bathroom. Further benefiting from having gas central heating, double glazing, and rear garden. Offered Freehold. EPC Rating: D63



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#### Approach

Having a upvc front door leading to;

#### Reception Room

3.85m x 3.38m

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

#### Lounge

3.58m x 3.60m

Having a ceiling light point, panelled radiator, stairs leading to the first floor, vinyl flooring and a double glazed window to the rear elevation.

#### Kitchen

2.80m x 1.99m

Having a ceiling light point, wall and base units with worktop over, ceramic splash back wall tiles, stainless steel sink with mixer tap over, wall mounted boiler and a double glazed window to the side elevation.

#### Ground Floor Bathroom

2m x 1.86m

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

#### First Floor

#### Landing

Having a ceiling light point, panelled radiator and fitted carpet.

#### Bedroom One

3.33m x 3.91m Into Alcoves

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

#### Bedroom Two

3.50m x 3.22m Into Alcoves

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

#### Bedroom Three

2.93m x 1.78m

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

#### Garden

Having a fenced perimeter and slab paving area.

#### 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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