



9 Burnell Street,
Birmingham, S43 1HN

OFFERS IN THE REGION OF

£125,000

W

WILKINS VARDY

OFFERS IN THE REGION OF

£125,000

ATTRACTIVE VICTORIAN TERRACE - TWO DOUBLE BEDROOMS - LANDSCAPED ENCLOSED REAR GARDEN - NO UPWARD CHAIN

This attractive mid terraced property has a low maintenance forecourt garden leading into a good sized living room with a separate dining room beyond. The dining room is open to a well equipped kitchen which has a door onto a landscaped enclosed rear garden with two useful attached stores. With two good sized double bedrooms and a modern family bathroom, this property would suit a first time buyer, young family or downsizer.

Just a short distance from the village amenities in Brimington, the property is also well placed for Ringwood Park and the Hollingwood Hub and has access to good transport links into the Town Centre.

- Ideal First Time Buyer/Investment Property
- Two Spacious Reception Rooms
- Two Good Sized Double Bedrooms
- Enclosed Landscaped Low Maintenance Gardens
- EPC Rating: D
- Attractive Victorian Mid Terraced House
- Good Sized Kitchen
- Modern Family Bathroom
- Convenient for Local Shops & Amenities
- NO UPWARD CHAIN

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.7 sq.m./729 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

13'5 x 12'0 (4.09m x 3.66m)

A good sized front facing reception room having fitted base units to the alcoves and a feature cast iron fireplace.

A staircase rises to the First Floor accommodation.

Dining Room

13'5 x 9'0 (4.09m x 2.74m)

A second good sized reception room, being rear facing, fitted with laminate flooring and having a fitted floor to ceiling double cupboard.

An open archway leads through into the ...

Kitchen

9'8 x 8'2 (2.95m x 2.49m)

Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker.

Laminate flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Fitted with laminate flooring and having a loft access hatch with pull down ladder to a part boarded roof space with lighting.

Bedroom One

12'0 x 10'6 (3.66m x 3.20m)

A good sized front facing double bedroom, having a built-in cupboard and a walk-in over stair store.

Bedroom Two

10'1 x 9'0 (3.07m x 2.74m)

A good sized rear facing double bedroom fitted with laminate flooring.

Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a

panelled bath with glass shower screen and mixer shower over, semi inset wash hand basin with storage below, and a concealed cistern WC.
Vinyl flooring.

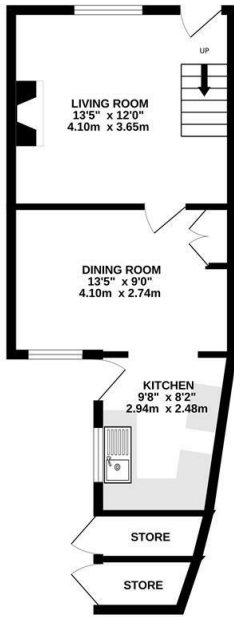
Outside

There is a walled and paved forecourt garden with planted borders. On street parking is available in the area.

To the rear of the property there is an enclosed garden which comprises a yard area with two useful attached brick built stores. Steps lead down to a paved patio and seating area with central lawn.



GROUND FLOOR
381 sq ft. (35.4 sq.m) approx.



1ST FLOOR
348 sq ft. (32.3 sq.m) approx.



TOTAL FLOOR AREA: 729 sq ft. (67.7 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Letroplan ©2007

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk