



23 Burnell Street,  
Birmingham, S43 1HN

£145,000

W  
WILKINS VARDY

# £145,000

'READY TO MOVE INTO' MID TERRACE HOUSE - MODERN KITCHEN & BATHROOM - LOW MAINTENANCE REAR GARDEN - NO CHAIN

Offered for sale with no chain is this well presented two bedroom mid terrace home sat on a generous plot, and offering comfortable and stylish living space. The property features a bright living room, a modern hi-gloss fitted kitchen with integrated cooking appliances, a separate utility room, and a contemporary bathroom. Outside, there is a low maintenance tiered garden, perfect for easy outdoor living.

Centrally located in the village of Brimington, the property is just a short distance from the local shops and amenities, and is readily accessible for transport links towards Chesterfield, Staveley and the M1 Motorway.

- 'READY TO MOVE INTO' MID TERRACE HOUSE ON GENEROUS PLOT
- MODERN GREY HI-GLOSS KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO BEDROOMS
- LOW MAINTENANCE TIERED REAR GARDEN
- NO CHAIN
- GOOD SIZED LIVING ROOM
- SEPARATE UTILITY ROOM
- MODERN BATHROOM
- REAR CAR STANDING SPACE
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and composite doors  
Gross internal floor area - 60.8 sq.m./655 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

13'3 x 10'11 (4.04m x 3.33m)  
A good sized front facing reception room, fitted with laminate flooring and having a staircase rising to the first floor accommodation.  
This room also has an inset coal effect living flame gas fire and a tiled hearth, together with a plinth to the alcove providing TV standing.  
An open arch gives access into the ...

## Kitchen

11'3 x 10'11 (3.43m x 3.33m)  
Fitted with a modern range of grey hi-gloss wall, drawer and base units with complementary work surfaces having tiled splashbacks.  
Inset 1½ bowl single drainer stainless steel sink with pull out hose spray mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor canopy over.  
Space and plumbing is provided for a slimline dishwasher, and there is space for a fridge/freezer.  
Laminate flooring and downlighting.

## Utility Room

10'10 x 5'10 (3.30m x 1.78m)  
Having a single base unit with wood effect work top over.  
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.  
Vinyl flooring.  
A composite door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

10'11 x 10'6 (3.33m x 3.20m)  
A good sized front facing double bedroom.

## Bedroom Two

11'3 x 7'9 (3.43m x 2.36m)  
A rear facing good sized single/small double bedroom having two built-in double wardrobes with overhead storage.

## Bathroom

10'10 x 5'10 (3.30m x 1.78m)  
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.  
Flat panel radiator.  
Laminate flooring.

## Outside

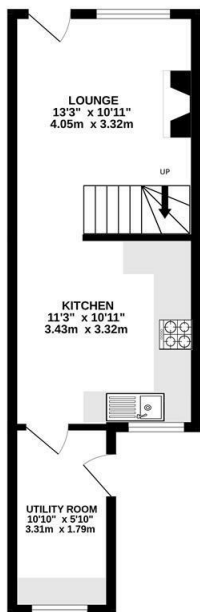
A shared gate gives access to a path which leads to the front entrance door, and there is also a walled forecourt garden.

To the rear of the property there is a deck seating area with a paved path/step leading down to two tiered artificial lawned gardens. At the bottom of the garden there is a garden shed.

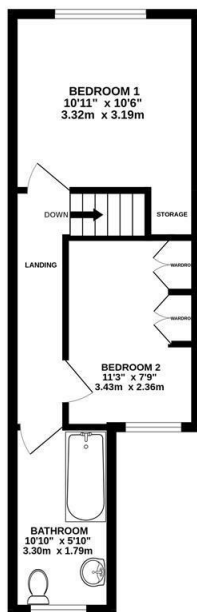
A gate from the garden gives access to a shared gravelled pathway which takes you down to a Car Standing Space which is accessed off Chapel Street.



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures concerned here, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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### 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, gas fire, kitchen appliances, 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

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.



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