

1069 TYBURN ROAD
BIRMINGHAM
B24 0TH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This charming and well-presented home offers comfortable and stylish living across two floors, ideal for families or professionals alike. Situated in a convenient and desirable location, the property is approached via a tarmac driveway offering off-road parking and boasts a secure, enclosed rear garden.

Summary of Accommodation

Ground Floor:

Entrance Hall with understairs storage

Drawing room with two large windows and fireplace

Kitchen with marble style worksurfaces, electric cooker with extractor fan above and window overlooking the rear garden

Staircase to first floor

First Floor:

First floor landing with window overlooking the side of the property

Principal Bedroom and second bedrooms overlooking the rear garden

Bedroom number three, overlooking the side of the home

Family shower room with large shower and rainfall shower head and window overlooking the side of the home

Gardens and Grounds:

Property approached by tarmac driveway

Off-road Parking

Enclosed, fenced secure rear garden

Paved patio in rear garden

Rear garden lawn astroturf

EPC Rating: TBC

Approximate total floor area: 933 Sq. Ft or 86.7 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Description of Property

This charming and well-presented home offers comfortable and stylish living across two floors, ideal for families or professionals alike. Situated in a convenient and desirable location, the property is approached via a tarmac driveway offering off-road parking and boasts a secure, enclosed rear garden.

Ground Floor

Upon entering the home, you're welcomed into an entrance hall featuring useful understairs storage. The drawing room is a bright and elegant space, enhanced by two large windows that flood the room with natural light, and a fireplace that serves as a focal point. The well-appointed kitchen offers sleek worksurfaces, an electric cooker with extractor fan above, and a window that provides pleasant views over the rear garden. A staircase leads from the hallway to the first floor.

First Floor

The first-floor landing includes a side-facing window that allows additional natural light into the space. The principal bedroom and the second bedroom both enjoy views over the peaceful rear garden, while the third bedroom overlooks the side of the property—perfect as a child's room, guest space or home office. The modern family shower room is stylishly fitted with a large shower enclosure, a rainfall shower head, and a side-facing window for ventilation and light.

Gardens and Grounds

The home benefits from a secure, fenced rear garden with astroturf lawn—ideal for easy maintenance—and a paved patio area perfect for outdoor dining and entertaining. A tarmac driveway provides off-road parking to the front.

Distances

Erdington Town Centre Approximately 1.5-2.0 Miles
Birmingham City Centre Approximately 4-5 Miles
Star City Entertainment Complex Approximately 3-4 miles
Birmingham International Airport Approximately 6

Miles

Sutton Park is around 4-5 Miles
Nearest Train Station (Erdington) Approximately 1.4 Miles

Directions from Aston Knowles

To travel from B72 1XA (Aston Knowles office) to B24 0TH. Starting from Aston Knowles Estate agency, head southwest on Birmingham Road, continuing through Chester Road (A452). Follow the signage leading towards Erdington before transitioning onto Tyburn Road.

Terms

Birmingham Council Authority: Birmingham
Band: DELETED
Average area Broadband speed: 150 Mbps, 500 Mbs is available

Services

We understand that mains gas, water and electricity are connected.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included.

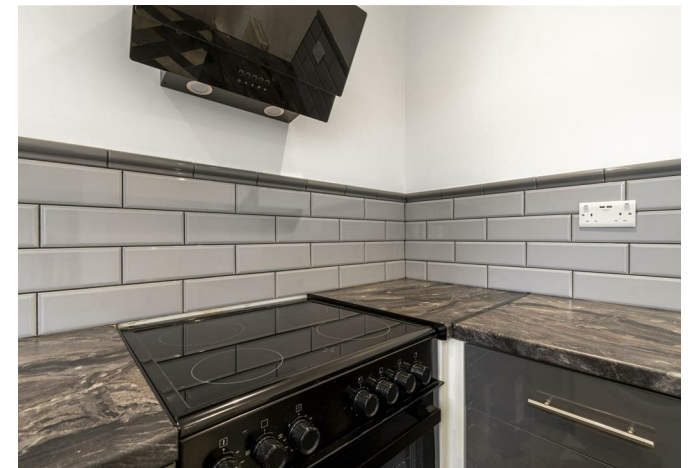
Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

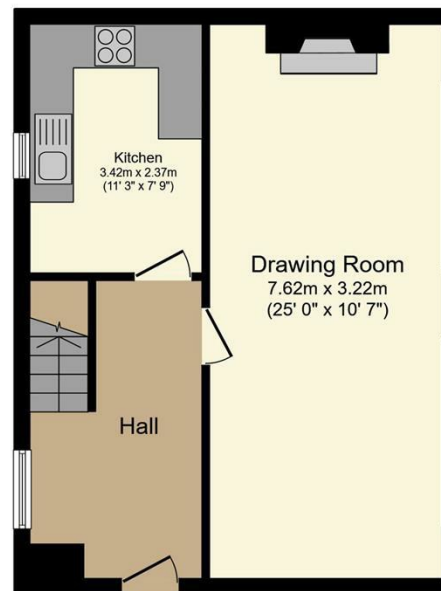
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information.

Photographs taken October 2025
Particulars prepared October 2025

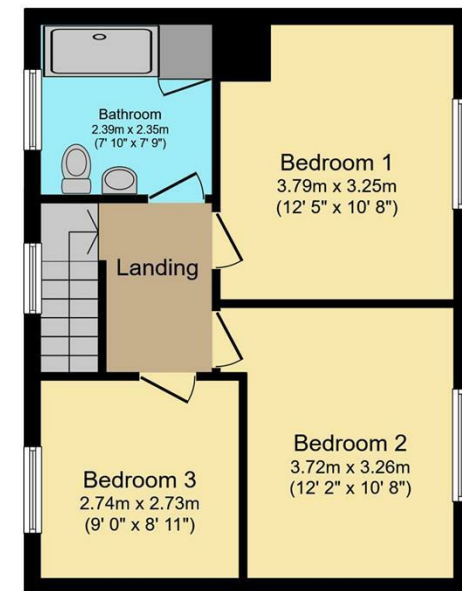


Tyburn Road Birmingham B24 0TH



Ground Floor

Floor area 43.4 sq.m. (467 sq.ft.)



First Floor

Floor area 43.4 sq.m. (467 sq.ft.)

Total floor area: 86.7 sq.m. (933 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

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8 High Street, Sutton Coldfield, B72 1XA

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