







### Property Description

A beautifully presented family home set on the ever-popular Tilewood Avenue in Eastern Green, ideally placed for highly regarded primary schools, local shops, and everyday amenities. The property offers well-balanced accommodation throughout, comprising a welcoming entrance hall, a spacious open-plan living/dining room, and a newly fitted modern kitchen. Upstairs features three well-proportioned bedrooms and a contemporary newly fitted family bathroom.

Outside, the home benefits from a private south facing rear garden and a driveway to the front providing convenient off-road parking. An ideal purchase for families or first-time buyers seeking a stylish and ready-to-move-into property in a sought-after location.

### Approach

Block paved driveway providing parking for up to two cars, front door leads through to:

### Entrance Hall

Staircase rising to the first floor, wood style flooring, radiator, under stairs storage cupboard, door through to:

### Living / Diner

22' 2" x 10' 10" Max ( 6.76m x 3.30m Max )

UPVC double glazed window to the front, feature fireplace with gas fire fitted, patio doors overlooking and leading to garden.

### Kitchen

8' 3" x 7' 1" ( 2.51m x 2.16m )

Newly fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and slim dishwasher, integrated appliances to include, electric oven with electric hob and cooker hood above, under counter fridge and freezer, door and window overlooking and leading to garden.

### Landing

Loft hatch giving access to roof space, linen storage cupboard.

### Bedroom One

11' 3" x 9' 9" ( 3.43m x 2.97m )

UPVC window to the rear.

### Bedroom Two

10' 6" x 10' 5" ( 3.20m x 3.17m )

UPVC double glazed window to the front.

### Bedroom Three

6' 9" x 6' 2" ( 2.06m x 1.88m )

UPVC double glazed window to the front, wood style flooring.

### Family Bathroom

Recently fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over, heated towel rail, extractor fan and obscure glazed window to the rear,

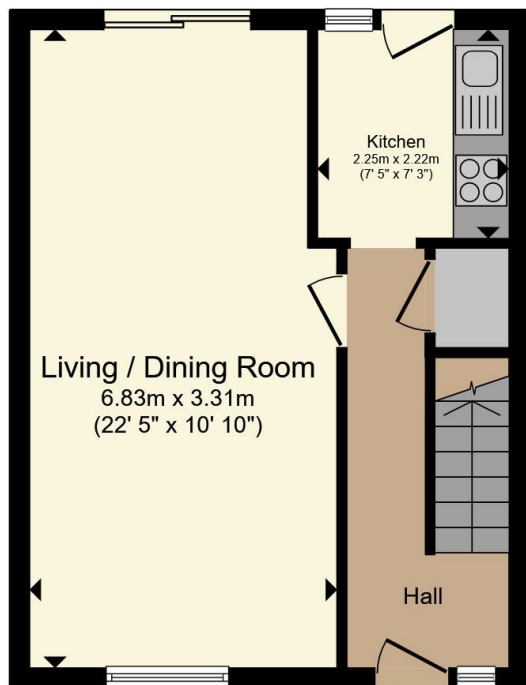
### Outside

### Rear Garden

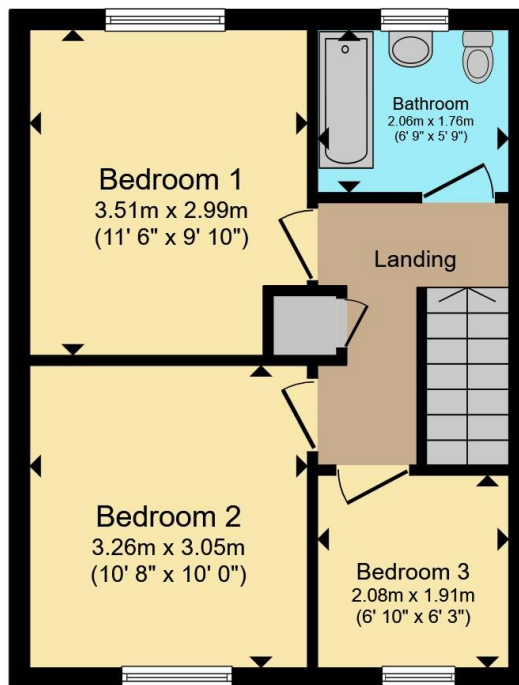
South facing rear garden laid mainly to lawn with patio area, storage shed (with asbestos roof) and coal shed for storage.







**Ground Floor**



**First Floor**

Total floor area 70.8 m<sup>2</sup> (762 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106643](http://atkinsonstilgoe.co.uk/Property/BAL106643)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.atkinsonstilgoe.com](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAL106643 - 0005