

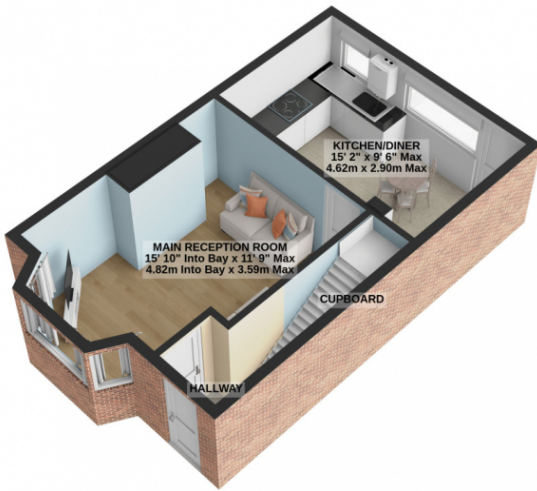


### Property Details:

A nicely presented **THREE GOOD SIZE BEDROOM** (smallest being 2.81m x 2.59m Max (9' 3" x 8' 6" Max)) centrally heated and double glazed terrace property with **UPSTAIRS BATHROOM**, hallway, main reception room, kitchen/diner, rear garden with secure gated side access and **OFF ROAD PARKING FOR TWO CARS** (with drop kerb) **TO FRONT**. The property also benefits from a new boiler (13 months old) with warranty, fully boarded loft with drop down ladder, fully functional burglar alarm and large concrete

floored workshop/shed with refelted roof in the rear garden.

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



LEOMINSTER ROAD, TYSELEY B11 3BH - CLIVE TANNER WYATTS 0121 778 1318  
TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Address: Leominster Road, Tyseley, Birmingham B11 3BH