



## 81 Pitfield Road, Tile Cross, B33 0NY

### Offers over £200,000

Well presented terrace property in the popular location of Tile Cross. In brief the property comprises porch, entrance hallway, downstairs wc, lounge, kitchen diner, three bedrooms, bathroom, front and rear garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway to front and path leading to entrance front door.



## Porch

Double glazed window to fore, double glazed door to side and storage cupboard housing meters.

## Downstairs WC

Single glazed window to fore, low level wc, wash hand basin and ceiling light point.

## Entrance Hallway

Radiator, two ceiling light points and stairs rising to first floor accommodation.



## Lounge

15'02" x 9'11" (4.62m x 3.02m)

Double glazed window to fore, radiator and ceiling light point.



## Kitchen Diner

9'11" x 16' (3.02m x 4.88m)

Having a range of matching wall, base and drawer units, double oven, gas hob, sink with mixer tap over, space for white goods, radiator, two ceiling light points and double glazed window and door to rear.



## Landing

Ceiling light point and access to loft void.



## Bedroom One

12'6" x 9'08" (3.81m x 2.95m)

Double glazed window to fore, radiator, ceiling light point and storage cupboard.



### Bedroom Two

10'01" x 6'01" (3.07m x 1.85m)

Double glazed window to rear, radiator, ceiling light point and built in storage.



### Bedroom Three

9'09" x 7'02" (2.97m x 2.18m)

Double glazed window to rear, radiator and ceiling light point.



### Bathroom

Double glazed window to fore, low level wc, bath with shower over, wash hand basin, radiator and ceiling light point.



### Rear Garden

Paved patio area, mainly laid to lawn, brick built store and enclosed to boundaries.



### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Please be advised that the neighbouring land has been sold for development purposes.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

We believe the property construction to be Birmingham Low Rise - This is non standard construction.

Council Tax Band - B  
EPC Rating - C



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 72      |           |
| (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                         |         |           |
| 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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