

# Rye Grove, Tyseley



**Offers Over £165,000**

KLARICO Estate Agents are delighted to present this 3 bedroom mid terraced property located within a popular part of Birmingham. Benefits from having a rear extension to the kitchen and a lovely well presented rear garden.

The ground floor provides a living room to the front with the benefit of a small extension to the bay window area. The shower room is located on the ground floor and the kitchen benefits from having been extended to the rear. The first floor provides 3 spacious bedrooms. This property could serve as a fantastic property for first time buyers and an ideal investment for someone looking for a buy-to-let opportunity.

Within the local proximity can be found a number of good schools and nurseries. Tyseley railway can also be accessible within a short walk along with bus routes. This property sits approx. 3 miles from Birmingham City Centre.



## Rye Grove, Tyseley

- Mid Terraced
- Rear Extension
- Ideal Family Home
- Gas Central Heating
- Chain Free
- 3 Bedrooms
- Well Presented
- Ideal Buy-To-Let
- Double Glazing

### Lounge/Dining Room

15'8" x 15'8" (4.80m x 4.80m)  
Double glazed window to front, carpet, ceiling light, wall mounted radiator, feature fireplace

### Kitchen

13'5" x 7'6" (4.10m x 2.30m)  
Extended kitchen, tiled flooring, ceiling light, worktop, storage cupboards, drainer sink with mixer tap

### Bathroom

6'8" x 4'9" (2.05m x 1.46m)  
Privacy double glazed window to rear, wet room, ceiling light, wash basin with mono taps, toilet

### Bedroom 1

12'5" x 8'6" (3.80m x 2.60m)  
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

### Bedroom 2

10'9" x 7'10" (3.30m x 2.40m)  
Double glazed window to front, carpet, ceiling light, wall mounted radiator

### Bedroom 3

9'2" x 7'6" (2.80m x 2.30m)  
Double glazed window to front, carpet, ceiling light, wall mounted radiator

### Rear Garden

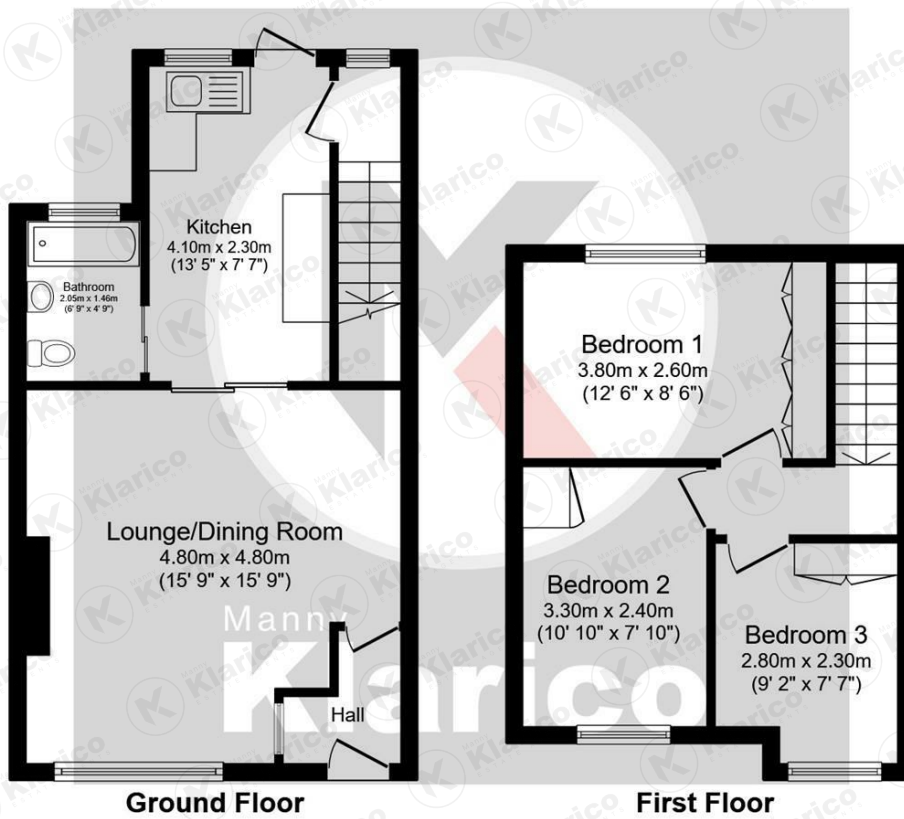
Patio, laid lawn, green house, decking to the rear, mature and well presented rear garden

### Directions



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Total floor area 67.8 m<sup>2</sup> (730 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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