

Tynedale Road,



Offers Over £230,000



# Tynedale Road,

- Mid-Terrace
- Impressive Kitchen
- Out Building
- Garden
- Reception Room
- 3 Bedrooms
- Off-Road Parking
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: A

Nestled on the charming Tynedale Road in Birmingham, this delightful mid-terrace house offers a perfect blend of modern living and classic comfort. Spanning an impressive 961 square feet, the property has been newly refurbished, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you are greeted by a spacious reception room that provides an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the impressive kitchen, which boasts contemporary fittings and ample storage, making it a joy for any culinary enthusiast.

The property features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located and has been designed with both style and functionality in mind.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in this bustling area. Additionally, the house benefits from a newly installed boiler, ensuring warmth and comfort during the colder months.

An added bonus is the outbuilding, which presents a multitude of possibilities, whether it be for storage, a home office, or a creative space.

This home, built between 1960 and 1969, combines the charm of its era with modern enhancements, making it an excellent choice for families or professionals seeking a comfortable and stylish living environment. With its prime location and thoughtful features, this property is not to be missed.

**Reception**  
3.47m x 4.74m (11'5" x 15'7")  
Double glazed window to front, Spanish Porcelain tile flooring, wall mounted radiator, ceiling lights, skirting

**Kitchen**  
2.00m x 3.83m (6'7" x 12'7")  
Double glazed window to rear, Spanish Porcelain tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, fridge freezer, washing machine and drier, brand new boiler

**Bathroom**  
1.24m x 1.76m (4'1" x 5'9")  
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, heated towel rail, extractor fan

**Bedroom 1**  
2.49m x 3.89m (8'2" x 12'9")  
Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

**Bedroom 2**  
3.39m x 2.34m (11'1" x 7'8")  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

**Bedroom 3**  
2.72m x 2.26m (8'11" x 7'5")  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

**Snug/ out building**  
3.84m x 4.48m (12'7" x 14'8")  
Double glazed window to front, Tile flooring, skirting, ceiling light

**Store Room**  
1.88m x 4.01m (6'2" x 13'2")  
Tile flooring, skirting, ceiling light

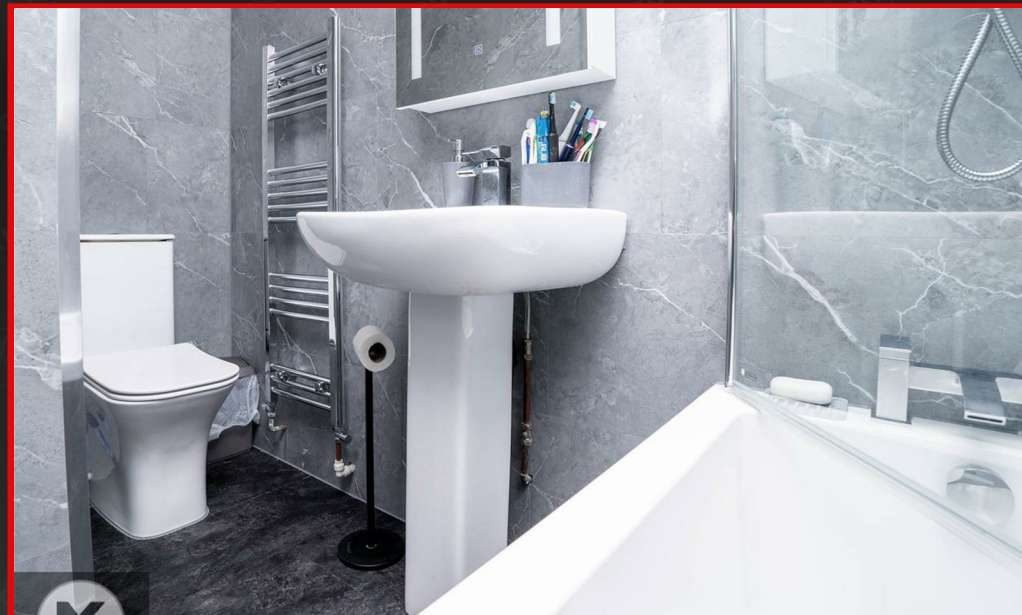
**Garden**  
Garden slabs, privacy from rear, Fence panels to boundaries, artificial lawn, patio area

## Directions



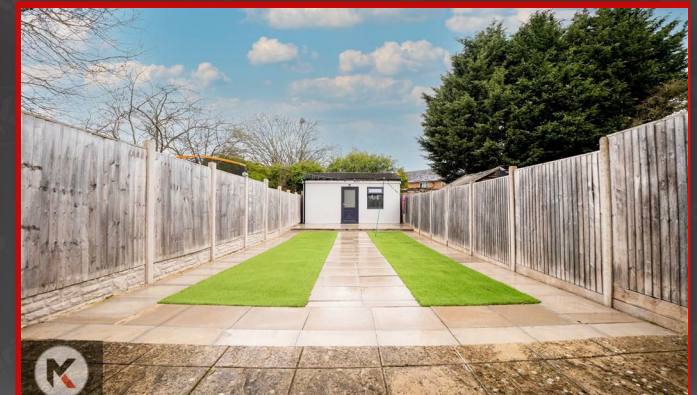
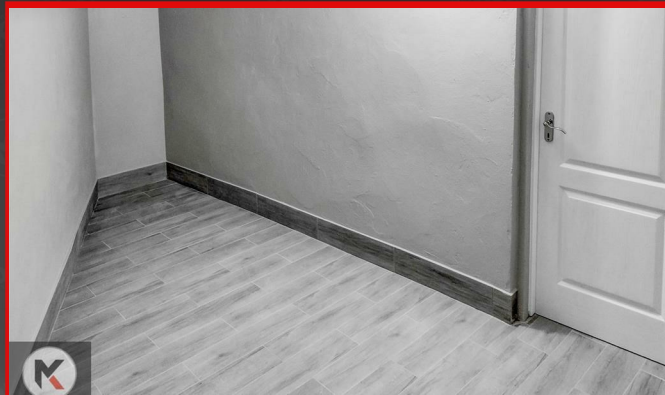


Tynedale Road,



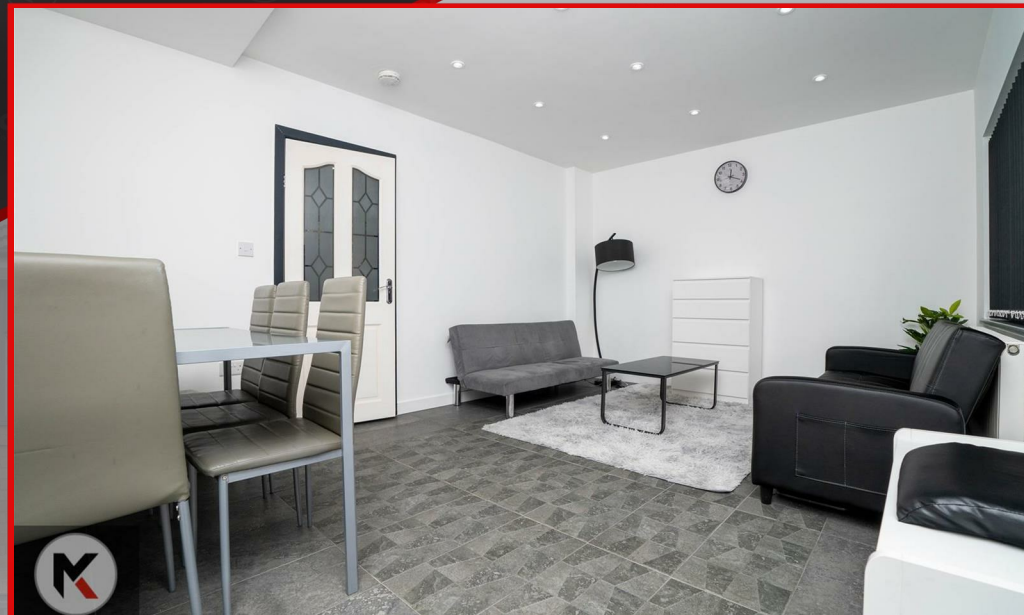


Tynedale Road,





Tynedale Road,





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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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