

for sale

**£300,000** Freehold



## Tudor Street Birmingham B18 4DY

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# Property Details

## Approach

The approach features a fully paved driveway with ample space for parking.

## Ground Floor

### Porch

Enter through a uPVC double glazed porch, which features a convenient light point for added illumination.

### Entrance Hall

The entrance hall features stairs rising to the first floor, a ceiling light point, and a radiator. It provides access to both the lounge and the reception room.

### Lounge

The lounge boasts a double glazed bay window to the front aspect, laminate flooring, and ceiling light points. It features a modern radiator and an electric fire set in built-in storage. The lounge seamlessly flows through to the dining room.

### Dining Room

The dining room features double glazed patio doors leading out to the rear and a double glazed window to the rear aspect. It includes access to under stairs storage, ceiling light points, laminate flooring, and a radiator. The dining room flows through to the kitchen.

### Kitchen

The kitchen is well-equipped with a range of wall and base units and a breakfast bar. It features spotlights, part tiled walls, and a tiled floor. The kitchen includes a sink with drainer and mixer tap, a double glazed window to the rear aspect, plumbing for a washing machine, and a cooker hood extractor, and a radiator.

### Reception Room

The third reception room offers versatile use and features a double glazed window to the front aspect, laminate flooring, a ceiling light point, and a radiator.

### Rear Garden

The rear garden is private, enclosed by a fence, and includes a garage and parking for three cars. It also offers room for a potential extension.

## First Floor

### Landing

The first floor landing provides access to a storage cupboard, all three bedrooms, and the shower room. It features a ceiling light point, a radiator, and a double glazed window to the side aspect.

### Bedroom One

The bedroom features two double glazed windows to the front aspect, laminate flooring, a radiator, built-in wardrobes, and a ceiling light point

### Bedroom Two

The bedroom features a double glazed window to the rear aspect, laminate flooring, a radiator, and a ceiling light point.

### Bedroom Three

The bedroom features a double glazed window to the front aspect, laminate flooring, a radiator, and a ceiling light point.

### Shower Room

The shower room is fully tiled and includes a shower cubicle, W.C., and a vanity hand wash basin. It features an obscured double glazed window to the rear aspect, an extractor fan, a radiator, and a ceiling light point.





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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA312075 - 0002

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