



Tiller Grove, Sutton Coldfield B75 5TT

welcome to

Tiller Grove, Sutton Coldfield

****THREE BEDROOM END TERRACE PROPERTY**CUL DE SAC LOCATION OVER LOOKING OPEN FIELDS**SIDE GARAGE**GOOD SIZE REAR GARDEN**LOUNGE**DINING AREA**FITTED KITCHEN**DOWNSTAIRS WC**MASTER BEDROOM WITH EN SUITE***UPSTAIRS BATHROOM**DRIVEWAY**VIEWING RECOMMENDED****

Agent Note

Council Tax Band D.

Entrance Hall

Door to lounge, coving, laminate floor, radiator and ceiling lightpoint.

Wc

Low level wc, pedestal basin, extractor and spotlights.

Lounge

16' 7" x 12' 2" max (5.05m x 3.71m max)

Double glazed window to front, wooden shutters, coving, stairs to first floor, feature fireplace, door to kitchen, laminate floor, radiator and ceiling lightpoint.

Dining Room

8' 4" x 8' 5" (2.54m x 2.57m)

Double glazed sliding doors to rear, coving, laminate floor, radiator, ceiling lightpoint and arch to kitchen.

Kitchen

8' 4" x 6' 5" (2.54m x 1.96m)

Double glazed window to rear, cupboard, draw units, roll top work surfaces, steel sink, hob and oven, cooker hood, dishwasher, fridge freezer, plumbing for washing machine and spotlights.

Landing

Loft access, door to airing cupboard, coving and ceiling lightpoint.

Bedroom One

11' 1" x 9' 4" max (3.38m x 2.84m max)

Double glazed window to front, wooden shutters, built in wardrobes, door to en suite, radiator and

ceiling lightpoint.

En Suite

Double glazed window to front, low level wc, vanity sink, double shower cubicle, heated towel rail and spotlights.

Bedroom Two

8' 2" x 8' 9" (2.49m x 2.67m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Three

8' x 6' 9" (2.44m x 2.06m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bathroom

Low level wc, panel bath with shower attachment, pedestal basin, extractor, tiled around, radiator and spotlights.

Rear Garden

Paved path, lawned, shrub borders, trees enclosed fence, electric canopy.

Garge

18' 11" x 8' 5" (5.77m x 2.57m)

Metal up and over, light and power point.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Tiller Grove,
Sutton Coldfield

- OPEN OUTLOOK OVER FIELDS
- THREE BEDROOMS
- SIDE GARAGE AND DRIVEWAY
- END TERRACE
- FITTED KITCHEN WITH SEPARATE DINING AREA

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£360,000



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Property Ref:
CAB111587 - 0005

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