





# Tetley Road, Birmingham Offers In Excess Of £425,000

- DRIVEWAY & GARAGE
- HALLWAY
- KITCHEN DINER
- FIVE DOUBLE BEDROOMS
- REAR GARDEN

- PORCH
- TWO RECEPTION ROOMS
- GUEST CLOAKS
- FAMILY BATHROOM
- GARAGE

Tetley Road is a popular and conveniently located road which links between Shaftmoor Lane and Formans Road on the Sparkbrook and Hall Green borders.

Local shopping facilities can be found on the Stratford Road leading down to the Robin Hood Island and Hall Green Parade and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Hall Green is served by a railway station leading from Stratford Road.

There is a railway station at Hall Green, and local bus services run along the main Stratford Road and Shaftmoor Lane; both providing useful transport links for commuters.

An excellent location therefore for this extended semi detached property which is set back from the road behind a front driveway. Double opening UPVC double glazed doors open into the

#### PORCH

Having entrance door leading to

#### HALLWAY

Having ceiling light point, central heating radiator, laminate flooring, stairs rising to first floor landing and doors off to the under stair storage cupboard, two reception rooms, kitchen diner and

## LOUNGE 14'5" into bay x 10'5" (4.39m into bay x 3.18m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and laminate flooring

#### EXTENDED LIVING/DINING ROOM 24'11" x 10'5" max (7.59m x 3.18m max)



Having double glazed French doors to rear garden with double glazed windows to either side, velux style window, ceiling light point, two central heating radiators, laminate flooring and door leading to

#### KITCHEN DINER 19'9" x 16'8" (6.02m x 5.08m)

Having double glazed window to rear aspect, double glazed door to rear garden, a range of fitted units, roll top worksurface incorporating sink with mixer tap over, space for range cooker, ceiling light points, central heating radiator, laminate flooring and door to

#### **INNER HALLWAY**

Having doors leading to garage and

#### **GUEST WC**

Having ceiling light point, low level wc and extractor fan

#### FIRST FLOOR LANDING

Having ceiling light point, doors off to the four double bedrooms, dressing room, family bathroom and stairs rising to second floor

#### BEDROOM ONE 15'2" x 10'5" (4.62m x 3.18m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

#### BEDROOM TWO 12'7" x 10'5" (3.84m x 3.18m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

#### BEDROOM THREE 9'0" x 15'10" (2.74m x 4.83m)



Having two double glazed windows to rear elevation, recessed lights and central heating radiator

#### BEDROOM FOUR 15'9" x 8'10" (4.80m x 2.69m)

Having double glazed window to front elevation, ceiling light point and central heating radiator

# DRESSING ROOM

11'11" x 12'5" (3.63m x 3.78m)

# Having recessed lights and central heating radiators

### FAMILY BATHROOM



Having double glazed window to front elevation, panel bath with mixer tap and electric shower over, pedestal wash hand basin, low level wc, ceiling light point, heated towel rail and tiled walls

#### **SECOND FLOOR**

Having stairs rising with doors off to loft conversion and

#### BEDROOM FIVE 16'10" x 12'3" (5.13m x 3.73m)

(restricted head height) Having velux style windows, recessed lights, central heating radiator and fitted wardrobes and cupboards

#### LOFT CONVERSION

Currently unfinished which will give the new owner the chance to make the fantastic space work for their requirements

# GARAGE 16'0" x 8'4" (4.88m x 2.54m)

Having ceiling light point and double doors to the front off the property and door giving access into the property via the inner hallway

#### **REAR GARDEN**



Having paved patio with the rest laid mainly to lawn with borders to the side with an abundance of mature plants, shrubs and trees, outside tap and storage to the rear

# **FLOOR PLAN**

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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Full Postal Address: 27 Tetley Road Birmingham B11 3BU

Council Tax Band: C

