



Tyburn Road, Erdington
Birmingham, B24 0TE

£375,000

Erdington

£375,000



Boasting substantial, versatile accommodation and ideally located, this stunning four-bedroom link-detached family home is a must-see property. Tyburn Road is fronted by a generous driveway for ample off-street parking for multiple vehicles and is nicely set back from the road.

On entry, a welcoming reception hall greets the viewer, benefits from a downstairs WC, and winds through the downstairs accommodation. To the left, a very spacious lounge in excess of 18' is located. The living room is dual aspect, pierced by light at either end from large windows at one side and double doors leading to the open plan kitchen diner at the other. The heart of the home has been lovingly renovated by the current owners and knocked through, resulting in a sweeping open plan kitchen diner with a stylish and contemporary feel. There are generous countertop surfaces for food preparation, a breakfast bar, formal dining area, access to the garage, and a multitude of matching wall and floor storage units. A conservatory/sunroom is at the rear of the property and makes for the perfect reading spot or place to enjoy a coffee with views out onto the garden.

First floor comprises four generously sized bedrooms, the principal of which boasts a plethora of integral wardrobes and an ensuite shower room. All of the sizeable upstairs accommodation is serviced by the family bathroom located off the landing.

To the property's rear is a sizeable private garden that is part patio and part laid to lawn. There is access to the garage as well as a storage shed for packing away any garden tools and furniture.

Chester Road is an ideal location for small families and commuters as it is situated a circa. fifteen-minute drive from Birmingham City Centre, a short drive to the centre of Sutton Coldfield, and further beyond via the motorway. Bus stops are peppered about the surrounding area, and for avid shoppers there is the Castle Vale Shopping Centre as well as the famed Fort Shopping Centre.





Property Specification

LINK DETACHED FAMILY HOME
FOUR BEDROOMS
GREAT RESIDENTIAL LOCATION
OPEN PLAN KITCHEN DINER
SPACIOUS LOUNGE

Kitchen/Diner 6.22m (20'5") x 4.10m (13'5")

Lounge 5.80m (19') x 3.70m (12'2")

Conservatory 3.10m (10'2") x 2.90m (9'6")

WC 1.60m (5'3") x 1.10m (3'7")

Bedroom 1 4.00m (13'1") x 3.87m (12'8")

En-suite 2.40m (7'10") x 1.60m (5'3")

Bedroom 2 3.82m (12'6") x 3.10m (10'2")

Bedroom 3 2.70m (8'10") x 2.38m (7'10")

Bedroom 4 3.00m (9'10") x 2.30m (7'7")

Bathroom 2.17m (7'1") x 2.00m (6'7")

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 18th July 2024

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

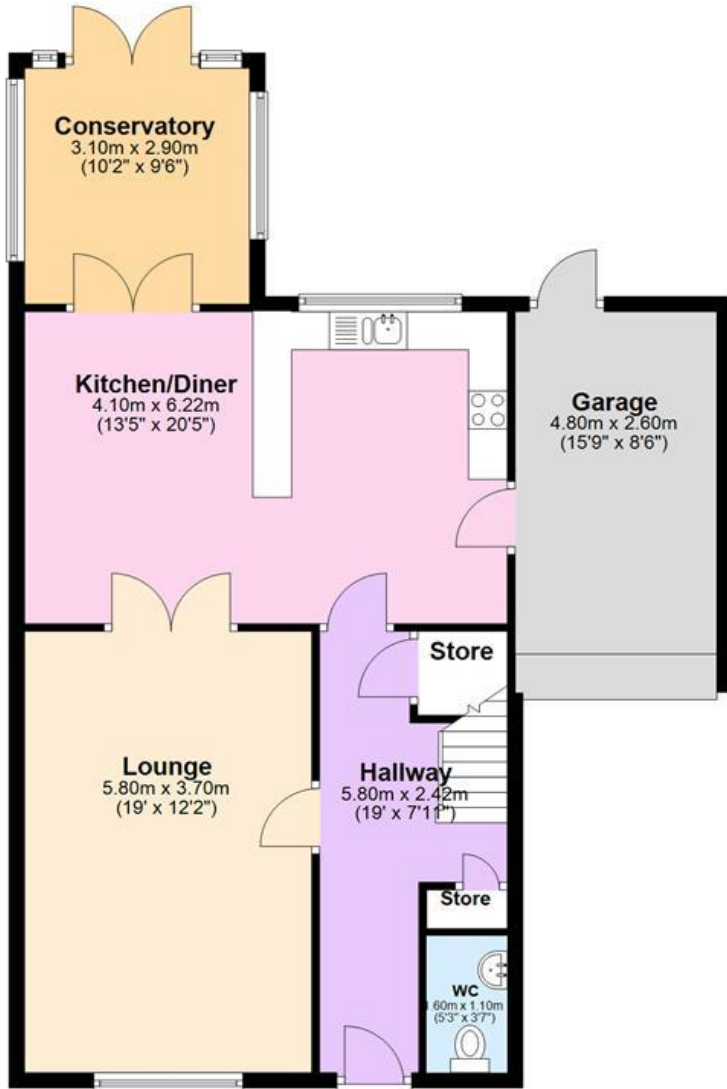
Council tax band: D

Tenure: Freehold

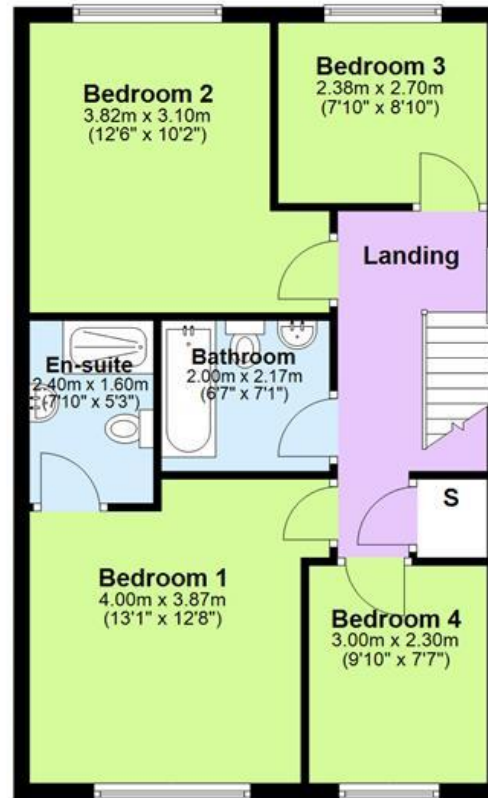
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

