



## Eaton Road Tyseley, Birmingham

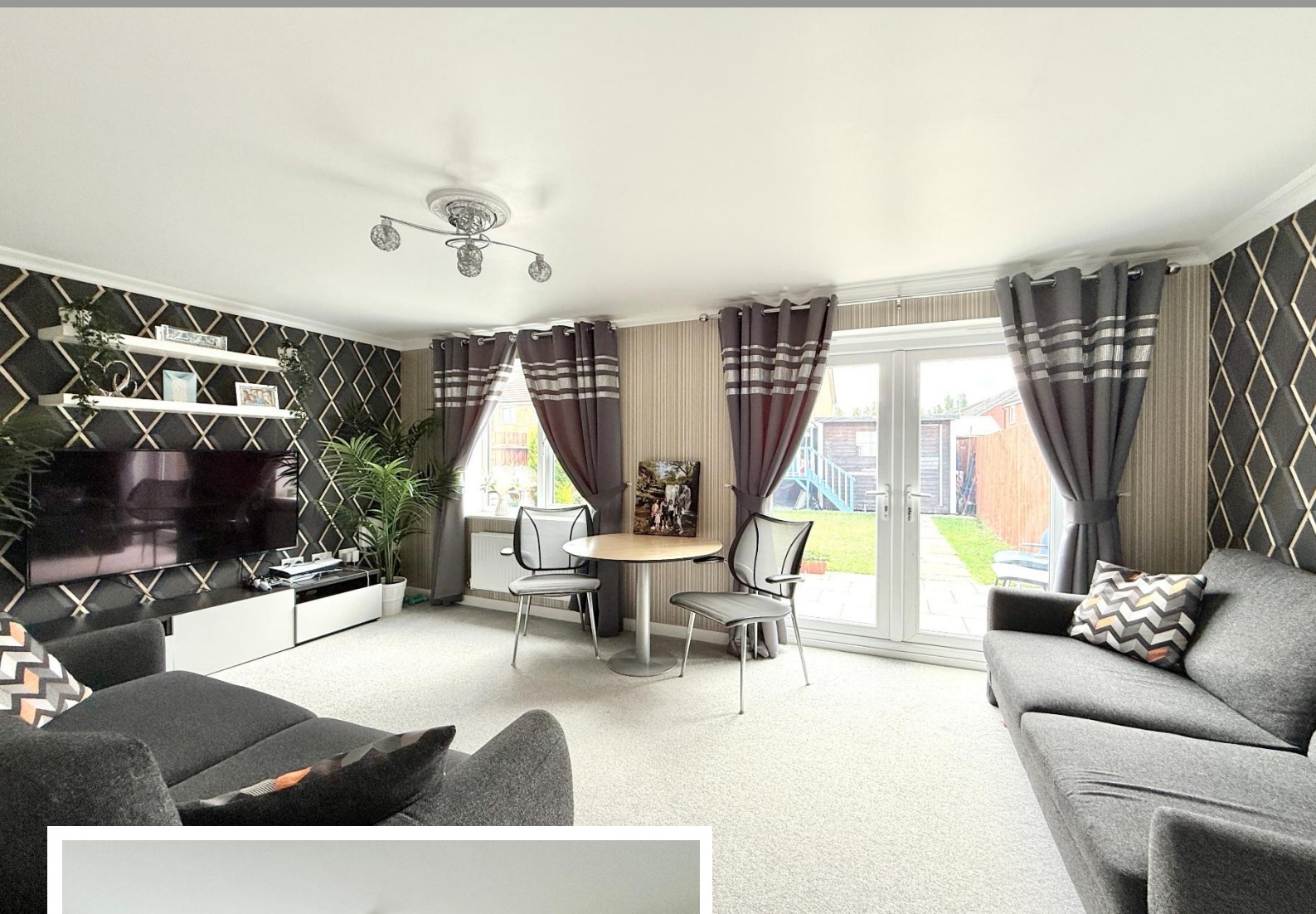
- A Well Presented & Recently Constructed Semi-Detached Family Home
- Four Good Size Bedrooms
- Spacious Lounge
- Kitchen/Diner

**Offers Over £350,000**

Current EPC Rating - 85 (B)  
Current Council Tax Band C







## Property Description

A well presented and recently constructed semi-detached family home offering accommodation over 3 floors comprising a spacious lounge, kitchen/diner, guest W.C, four good size bedrooms, en-suite shower room, family bathroom, rear garden and driveway parking

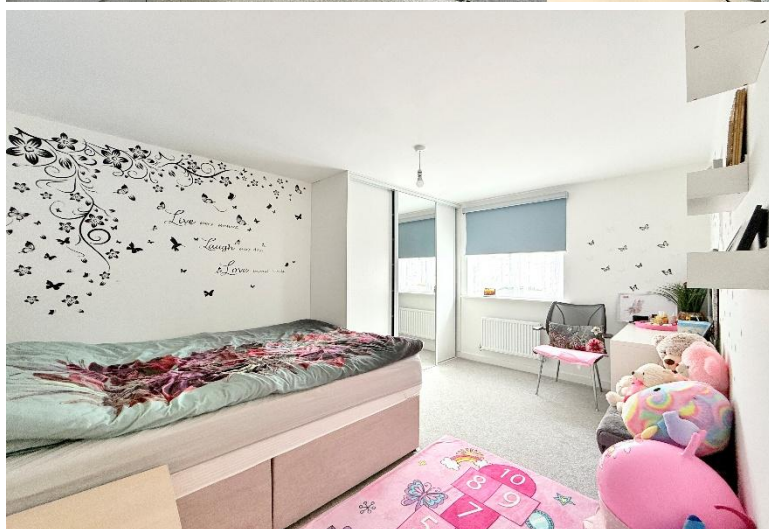
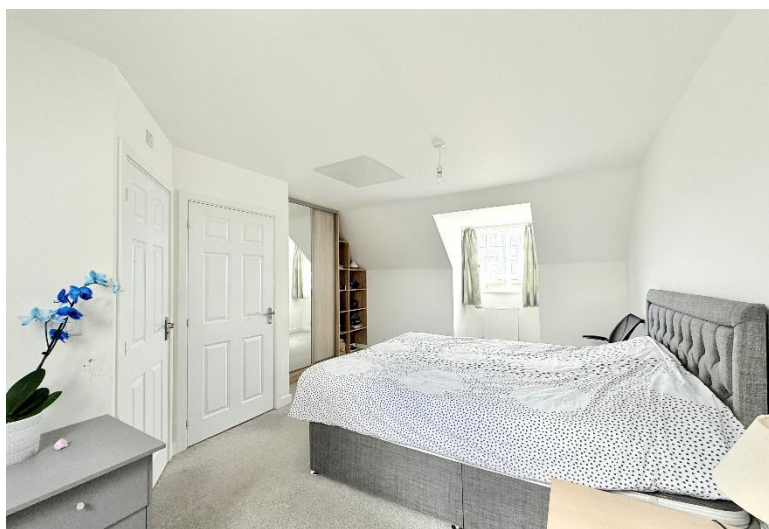
### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor

Current council tax band – C





## Rooms & Measurements

Entrance Hallway

Kitchen/Diner to Front - 4.62m x 2.9m (15'2" x 9'6")

Spacious Lounge to Rear - 5.03m x 3.1m (16'6" x 10'2")

Guest W.C

Bedroom Two to Rear - 4.06m x 2.9m (13'4" x 9'6")

Bedroom Three to Front - 3.68m x 2.9m (12'1" x 9'6")

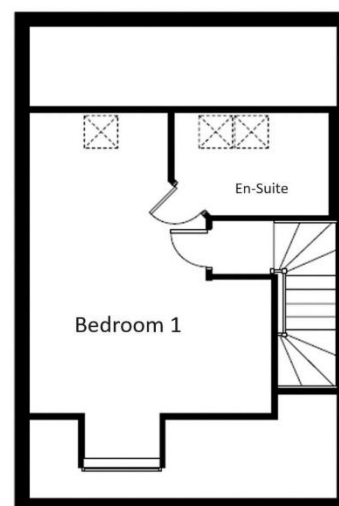
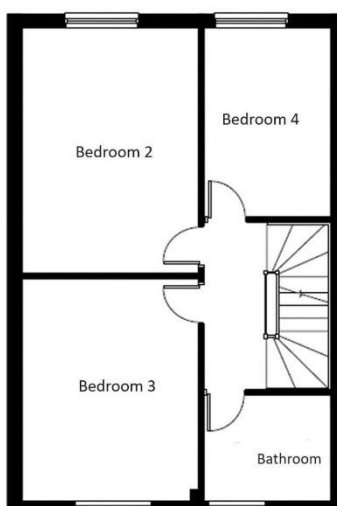
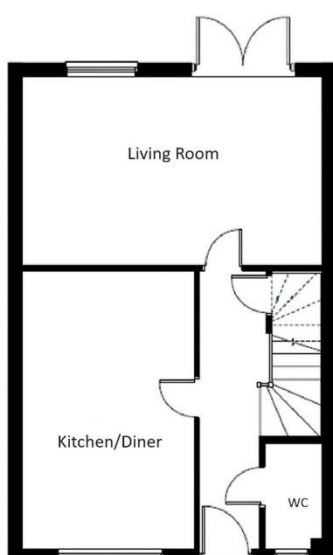
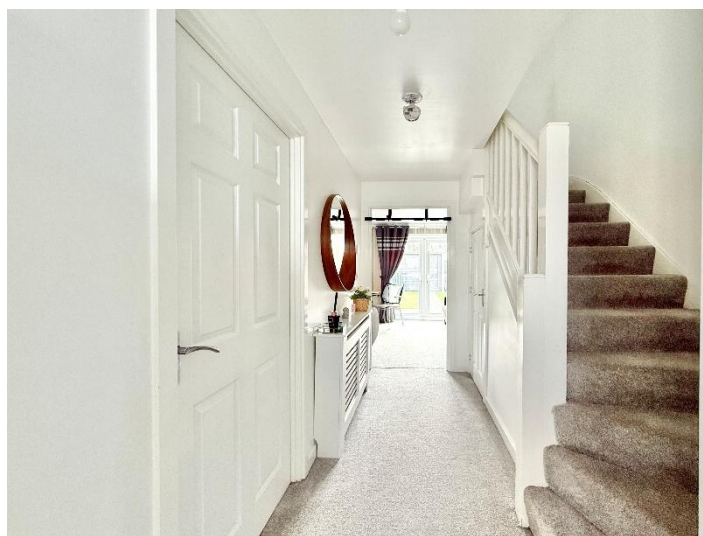
Bedroom Four to Rear - 3.1m x 2.01m (10'2" x 6'7")

Family Bathroom to Front - 1.98m x 1.65m (6'6" x 5'5")

Dual Aspect Master Bedroom - 5.18m x 3.99m (17'0" x 13'1")

En-Suite Shower Room - 2.46m max x 1.7m max (8'1" max x 5'7" max)





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.