



£170,000

Tynedale Road, Birmingham, B11
3QZ

- End Terrace Property With Potential to Extend (subject to Planning)
- Two Double Bedrooms
- Lounge
- Kitchen
- Upstairs Shower Room
- Driveway
- Great Size Rear Garden
- Ideal First Time Buy
- Close to Local Schools, Shops & Transport Links
- Early Viewing Essential

EPC Rating

Current: C

Potential:

Council tax band

Band = A

*** IDEAL FIRST TIME BUY ** TWO DOUBLE BEDROOMS ** SOUGHT AFTER LOCATION ** DRIVEWAY ** POTENTIAL TO EXTEND (subject to planning) ***

AN OPPORTUNITY TO PURCHASE THIS HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION TYNEDALE ROAD, TYSELEY PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This END terrace house is accessed via DRIVEWAY leading to front door the accommodation comprises:- porch LOUNGE WITH FEATURE FIREPLACE, KITCHEN and good size rear garden. TWO BEDROOMS and SHOWER ROOM to the first floor.

The property benefits double glazing and central heating both where specified.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating: awaiting

Approach

Access is gained via driveway leading to:

Porch

With front door to;

Lounge

Double glazed window to front and central heating radiator

Kitchen

FIRST FLOOR

Landing

Double glazed window to side, loft access and doors off;

Bedroom One

Double glazed window to rear, central heating radiator and over stairs storage cupboard.

Bedroom Two

Doyle's glazed window to front and central heating radiator

Shower Room

Double glazed frosted window to front, shower cubicle, low level w.c, pedestal wash hand basin and central heating radiator.

OUTSIDE

Rear Garden

With patio area, being mainly laid to lawn and side access.

ADDITIONAL INFORMATION

Mobile Coverage

EE - 82%

VODAFONE -80%

O2 -79%

THREE - 75 %

Broadband Availability

Standard 11 Mbps 1 Mbps Good

Superfast 35 Mbps 6 Mbps Good

Ultrafast 1800 Mbps 220 Mbps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primeestatesuk.com