



Tile Cross Road, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this well presented three bedroom semi-detached family home situated in the Tile Cross area of Birmingham (B33).

Offered with NO UPWARD CHAIN, the accommodation comprises of an entrance porch, hallway, dining room, lounge, kitchen, three bedrooms and a four piece family bathroom.

Outside, the property benefits from both front and rear gardens as well as a garage to the side/rear.

Located within close proximity of many local shops and amenities and superb transport links making an easy commute into Birmingham and Solihull Town Centres.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

Front Garden

Driveway with off road parking.

Entrance Porch

Carpet.

Entrance Hallway

Carpet and central heating radiator.

Lounge

12' 4" x 10' 6" (3.76m x 3.20m)
Double glazed sliding patio doors to rear elevation, central heating radiator and carpet.

Dining Room

14' 3" x 10' 6" (4.34m x 3.20m)
Double glazed bay window to front elevation, carpet and central heating radiator.

Kitchen

12' 10" x 5' 10" (3.91m x 1.78m)
Two double glazed windows to side elevation, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled floor and central heating radiator.



Landing

Double glazed window to side elevation, carpet and loft access.

Bedroom One

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed bay window to front elevation, central heating radiator, carpet, fitted wardrobes and storage cupboard.

Bedroom Two

12' 2" x 10' 3" (3.71m x 3.12m)

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobe.

Bedroom Three

6' 11" x 5' 10" (2.11m x 1.78m)

Double glazed window to front elevation, carpet, central heating radiator and storage cupboard.

Bathroom

Double glazed window to rear elevation, carpet, shower, bath, W.C, wash hand basin and central heating radiator.

Rear Garden

Patio and lawn area.





Awaiting Photograph

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/CBW209259](https://www.burchelledwards.co.uk/Property/CBW209259)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209259 - 0006