



Tile Cross Road, BIRMINGHAM

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# Tile Cross Road, BIRMINGHAM, B33 0LS

for sale offers over  
**£290,000**



## Property Description

Burchell Edwards are delighted to bring to market this two bedroom, detached dormer bungalow, situated in the Tile Cross area(B33).

Offering ample off-road parking with a driveway and garage, this property stands on a sizeable plot with a private rear garden that offers a beautiful retreat, especially in the warmer months.

To the ground floor, the property in brief comprises an entrance porch, dining room, large lounge, hallway, fitted kitchen, a double bedroom, a downstairs shower room and a conservatory.

To the first floor there is a large shower room and a second bedroom that is also double in size.

Carrying a beautiful natural lighting throughout, there is also the additional benefit of double glazing and gas central heating. We recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Porch

Vinyl flooring and central heating radiator.

## Entrance Hallway

Central heating radiator, storage cupboard and laminate flooring.

## Lounge

25' 10" max into bay x 11' 9" max into recess ( 7.87m max into bay x 3.58m max into recess )  
Double glazed bay window to front elevation, double glazed window to side elevation, two central heating radiators, carpet, gas fire and stairs to first floor accommodation.

## Dining Room

17' 4" max into bay x 9' 10" max ( 5.28m max into bay x 3.00m max )  
Double glazed bay window to front elevation, central heating radiator, laminate flooring, electric fire and cupboard housing meters.

## Bedroom One

9' 5" max x 11' 8" ( 2.87m max x 3.56m )

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

## Kitchen

11' 2" max x 9' 8" max ( 3.40m max x 2.95m max )

Double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob, extractor hood, tiling to splash prone areas, plumbing for dishwasher, central heating radiator, vinyl flooring and central heating boiler housed.

## Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, heated towel rail, vinyl flooring.

## Conservatory

8' 8" x 9' 9" ( 2.64m x 2.97m )

Double glazed windows to side and rear elevations, double glazed patio doors to rear elevation, vinyl flooring.

## Landing

Double glazed window to side elevation and carpet.

## Bedroom Two

17' 10" max x 10' 9" max ( 5.44m max x 3.28m max )

Double glazed windows to side and front elevations, central heating radiator, carpet and fitted wardrobes.

## Shower Room Two

Double glazed window to side elevation, W.C, wash hand basin with storage, shower cubicle, central heating radiator, vinyl flooring and spotlights.

## Front Garden

Half gravel and half tarmac driveway providing off road parking and access to garage.

## Rear Garden

Patio area, laid to lawn, gated side access to frontage, steel shed, summer house, brick built outhouse with electrics.

## Courtyard

Artificial lawn and outside tap.













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To view this property please contact Burchell Edwards on

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 BIRMINGHAM B34 7HR

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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