



Reddings Lane, Tyseley Birmingham

burchell  
edwards



## Property Description

This charming two-bedroom mid-terraced property offers a fantastic opportunity for first-time buyers or investors alike.

Conveniently located less than half a mile from Tyseley Train Station, it provides excellent transport links to Birmingham City Centre, making it ideal for commuters. The home boasts a well-sized living area, a kitchen, and the added convenience of a downstairs WC. Upstairs, you'll find two generously proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom. With a low-maintenance rear garden and situated in a popular residential area, this property is ready to move into and presents great potential for growth. Don't miss out on this superb opportunity!

## Entrance Porch

Door to front elevation and double glazed windows to front and side elevations.

## Entrance Hallway

Door to front elevation.

## Cloakroom

Double glazed obscure window to rear elevation, W.C and wash hand basin with vanity storage.

## Lounge

10' 6" into recess x 11' 3" into bay ( 3.20m into recess x 3.43m into bay )  
Double glazed bay window to front elevation and central heating radiator.

## Dining Room

10' 6" x 11' 2" ( 3.20m x 3.40m )  
Double glazed door to rear elevation, central heating radiator, storage under stairs and stairs to first floor accommodation.

## Kitchen

18' 9" x 5' 1" ( 5.71m x 1.55m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, gas hob, central heating boiler, space and plumbing for washing machine.

## Bedroom One

11' 6" x 10' 6" into recess ( 3.51m x 3.20m into recess )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

10' 10" x 10' 7" into recess ( 3.30m x 3.23m into recess )  
Double glazed window to front elevation and central heating radiator.

## En-Suite

Double glazed obscure window to rear elevation, walk in shower, W.C, wash hand basin with vanity storage, heated towel rail and tiling to walls.

## Rear Garden

Slabbed patio, laid to lawn and fencing to boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
SOLIHULL B90 3AU

EPC Rating: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHI206532](http://burchelledwards.co.uk/Property/SHI206532)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHI206532 - 0002