



435 The Radleys, Tile Cross, B33 0HY

£250,000

Semi detached property in the popular location of Tile Cross. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, downstairs wc, three bedrooms, shower room, garden, shared driveway and garage. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Shared driveway providing off road parking and access to garage and entrance front door.



Porch

Double glazed with door to fore

Entrance Hallway

Ceiling light point, double glazed window to fore, double glazed window to side, radiator, cupboard housing boiler and stairs rising to first floor accommodation.



Lounge

10'9" x 14'8" (3.28m x 4.47m)

Double glazed window to fore, ceiling light point, radiator and feature fireplace.



Kitchen Diner

13'7" max x 18'1" max (4.14m max x 5.51m max)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated one, microwave, hob, extractor

hood and fridge, two ceiling light points, radiator and double glazed window and French doors to rear.



Downstairs WC

Low level wc, sink set in vanity unit, ceiling light point, heated towel rail and double glazed window to rear.



Landing

Ceiling light point, access to loft, stained glass single glazed window to side with secondary glazing.



Bedroom One

11'3" x 10'2" to wardrobes (3.43m x 3.10m to wardrobes)

Double glazed bay window to fore, ceiling light point, radiator and built in wardrobes.



Bedroom Two

10'1" x 8'10" to wardrobes (3.07m x 2.69m to wardrobes)

Double glazed window to rear, ceiling light point, radiator and built in wardrobe.

Bedroom Three

6'2" x 6'7" (1.88m x 2.01m)

Double glazed window to fore, ceiling light point and radiator.



Shower Room

Double glazed window to rear, shower cubicle with shower over, low level wc, heated towel rail, wash hand basin and ceiling light point.



Rear Garden

Raised paved patio area, mainly laid to lawn, access to garage and enclosed to boundaries.



Garage

Up and over door.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have

been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

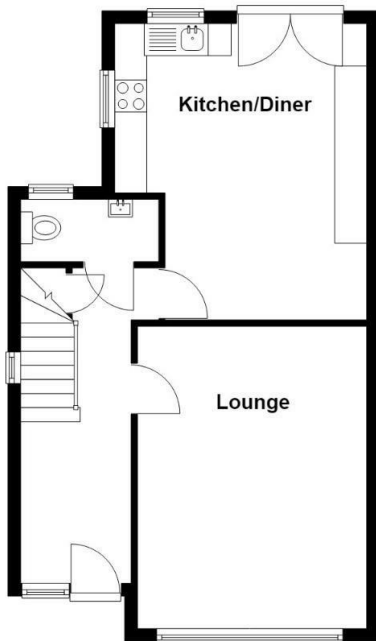
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

EPC Rating: D

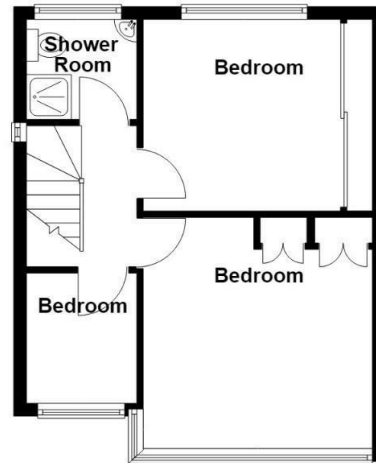
Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	84
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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