



Tibbats Close, Birmingham B32 3TE

welcome to

Tibbats Close, Birmingham

THREE-BEDROOM FAMILY HOMEDRIVEWAY AND GARAGE***MODERN FITTED KITCHEN***PRIVATE ENCLOSED REAR GARDEN***DOWNSTAIRS CLOAKROOM***NEW ROOF COMPLETED 2025***NEAR TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS***PERFECT FOR FIRST TIME BUYERS***

Agent Note

This property is council tax band A.

Entrance Hall

Stairs to first floor, doors to lounge, kitchen & w/c.

Downstairs W/C

Low level flush w/c, wash hand basin.

Lounge

15' 7" x 10' 2" (4.75m x 3.10m)

Double glazed large window to front, ceiling light connection, carpet.

Kitchen

16' 1" x 9' 10" (4.90m x 3.00m)

Double glazed window & door to rear, lino flooring, ceiling spotlights, range of wall & base units with drawers and worktops over, integrated oven, grill & hob with extractor over, space for washing machine, sink & drainer with mixer tap, integrated fridge & freezer.

Landing

Door to all three bedrooms & bathroom, ceiling light connection, carpet.

Bedroom 1

13' excluding cupboard. x 9' 9" (3.96m excluding cupboard. x 2.97m)

Double glazed window to front, built in cupboard, ceiling light connection, carpet.

Bedroom 2

9' 9" excluding cupboard. x 6' 11" (2.97m excluding cupboard. x 2.11m)

Double glazed window to rear, built in cupboard, ceiling light connection, carpet.

Bedroom 3

6' 11" x 6' 2" (2.11m x 1.88m)

Double glazed window to rear, built in cupboard, ceiling light connection, carpet.

Bathroom

9' 2" including cupboard. x 5' 11" (2.79m including cupboard. x 1.80m)

Double glazed frosted window, fully tiled, built in cupboard, shower cubical with glass doors, wash hand basin with mixer tap & mirrored unit above, low level flush w/c, heated towel rail.

Front Garden

Paved and gravel, driveway & garage to side.

Rear Garden

Mainly laid to lawn, decked patio area, fencing surrounds garden, stone/gravel area for potted plants, brick- built storage/shed.

Parking

Driveway & garage.

Garage

15' 9" x 8' 2" (4.80m x 2.49m)

Up and over door to front, door to rear.





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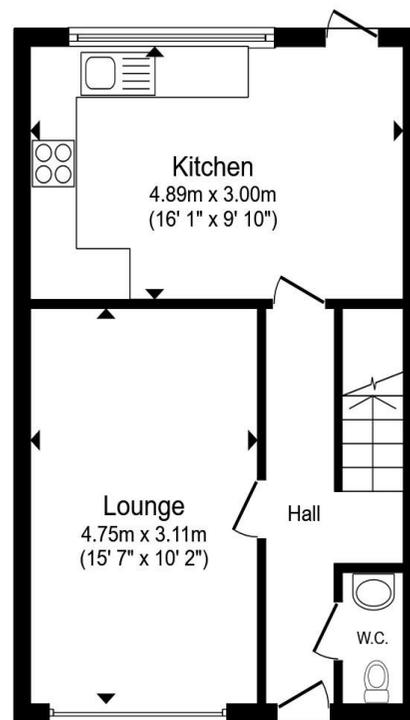
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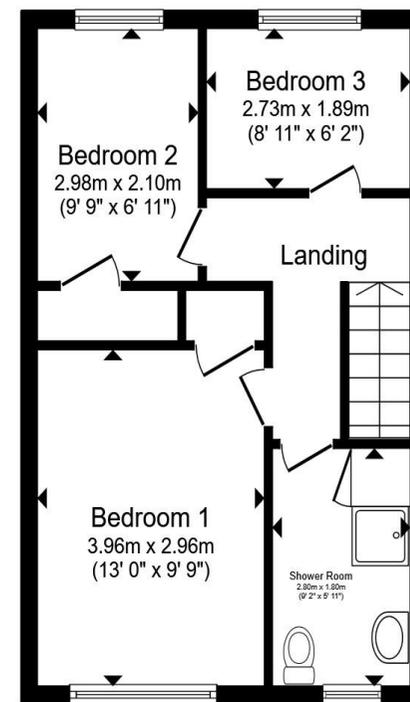
- Three Bedroom Family Home in Quinton
- Driveway Parking and Garage
- Cul-de-sac Location
- New Roof Completed in 2025
- Modern Kitchen with Appliances

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

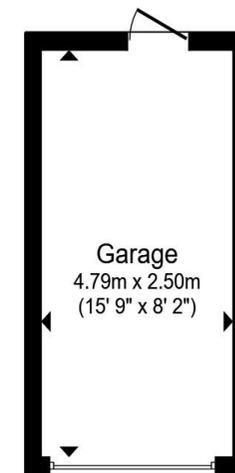
£230,000



Ground Floor



First Floor



Garage

Total floor area 87.2 m² (938 sq.ft.) approx

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.propertybox.io



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Property Ref:
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