PAUL CARR Estate Agents Sales & Lettings

Walmley | 0121 351 4000 | Walmley@paulcarrestateagents.co.uk



Tyburn Road, Pype Hayes
Erdington, B24 0SY

Offers in the Region Of £300,000



Pype Hayes

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Set on an impressive corner plot with generous wrap-around gardens, driveway parking and garage. This three-bedroom semi-detached freehold home, once the development show home, is offered to the market with no onward chain and presents a fantastic opportunity for buyers seeking space, convenience and long-term potential.

Occupying a particularly enviable position, the property enjoys gardens to the front, side and rear, creating a wonderful sense of openness rarely found with homes of this style. The corner plot gives the home a far more spacious external feel, with scope for buyers to landscape, create family-friendly outdoor zones, or simply enjoy the additional privacy and greenery already provided by the mature borders and established shrubs.

Internally, the accommodation is well arranged for modern family living. The ground floor begins with a welcoming hallway giving access to the principal rooms, including a guest cloakroom, garage and kitchen. The modern fitted kitchen sits to the front of the home and offers a smart range of wall and base units, integrated cooking appliances, appliance space and a bright window outlook. To the rear, the spacious lounge/diner provides an excellent open-plan living and entertaining space, with room for both relaxed seating and family dining. Doors open directly out to the garden, making this a lovely sociable space during the warmer months and giving the home a natural connection to its outdoor surroundings.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from fitted storage and its own en suite shower room, offering a valuable touch of privacy and practicality. Two further bedrooms provide flexible accommodation for children, guests, home working or dressing space, while the family bathroom is fitted with a contemporary suite.

Externally, the property continues to impress. The driveway provides off-road parking and leads to the integral garage, ideal for secure parking, storage or potential future conversion, subject to the necessary consents. The gardens wrap around the property and are mainly laid to lawn, with paved areas, mature hedging, shrubs and fenced boundaries. For buyers with vision, the plot offers genuine scope to create a beautiful outdoor setting.

The location is highly convenient, with Tyburn Road offering excellent access to surrounding amenities, local shops, schools and transport links. Birmingham City Centre, Erdington, Sutton Coldfield and wider commuter routes are all within easy reach, while nearby green spaces including Pype Hayes Park provide welcome outdoor space for walks, leisure and family time. For those needing road links, the area is also well placed for access to major routes including Chester Road, the A38 and motorway connections. With no onward chain, a modern layout, en suite to master, garage, driveway and an exceptional corner plot, this is a home that offers immediate practicality with exciting future potential.





















Property Specification

SEMI DETACHED FAMILY HOME
SOLD WITH NO ONWARD CHAIN
THREE GREAT SIZED BEDROOMS
SWEEPING CORNER PLOT POSITION
POTENTIAL TO EXTEND STPP

Kitchen 10' 4" x 6' 8" (3.15m x 2.03m)

Living Room 19' 0" x 11' 2" (5.79m x 3.40m)

Toilet 4' 9" x 3' 1" (1.45m x 0.94m)

Bedroom One 11' 2" x 10' 11" (3.40m x 3.32m)

En-suite 7' 4" x 4' 4" (2.23m x 1.32m)

Bedroom Two 11' 3" x 9' 4" (3.43m x 2.84m)

Bedroom Three 9' 0" x 8' 1" (2.74m x 2.46m)

Bathroom 7' 5" x 6' 5" (2.26m x 1.95m)

Garage 16' 4" x 7' 10" (4.97m x 2.39m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

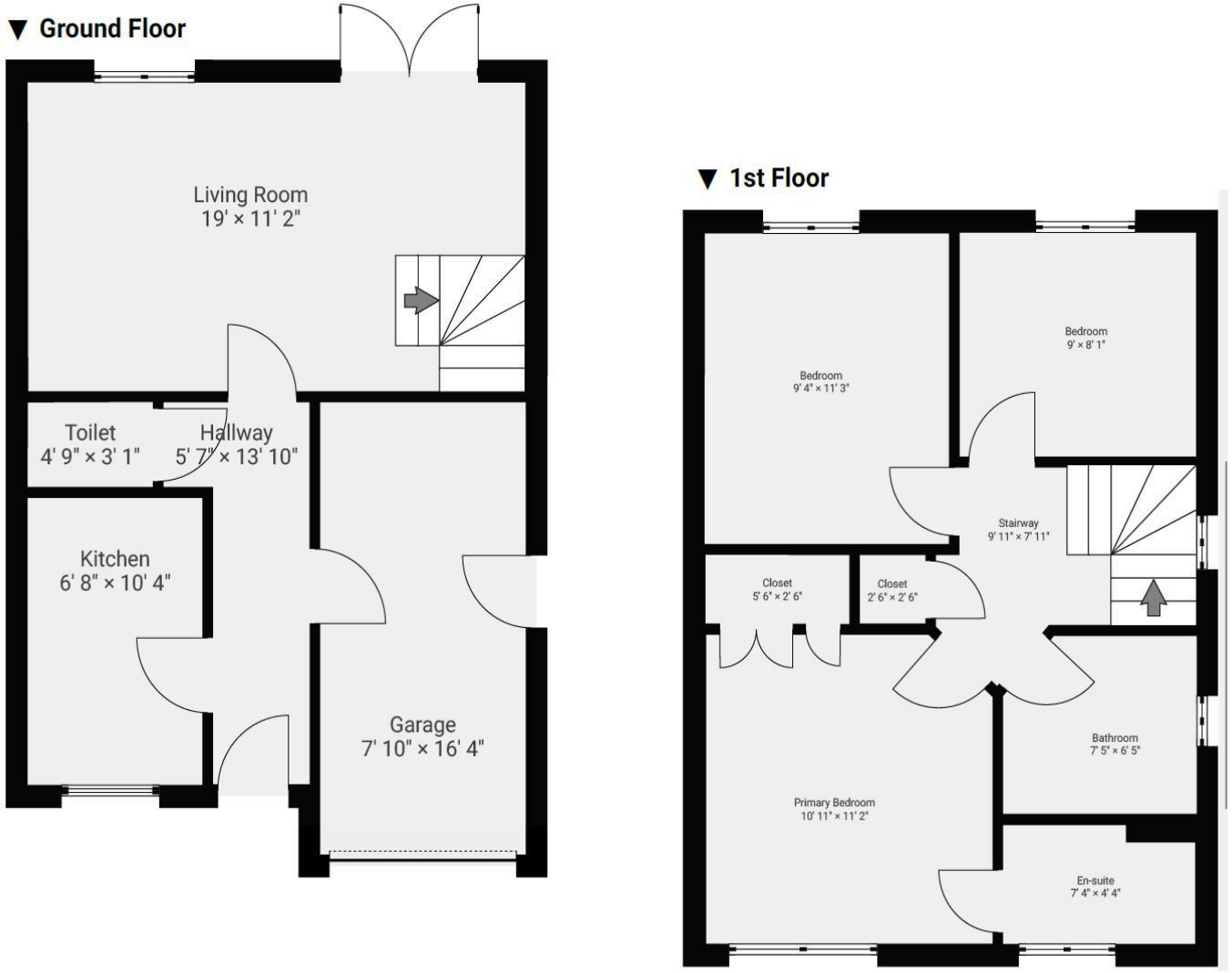
Services connected: Electric, gas, water & drainage

Council tax band: C

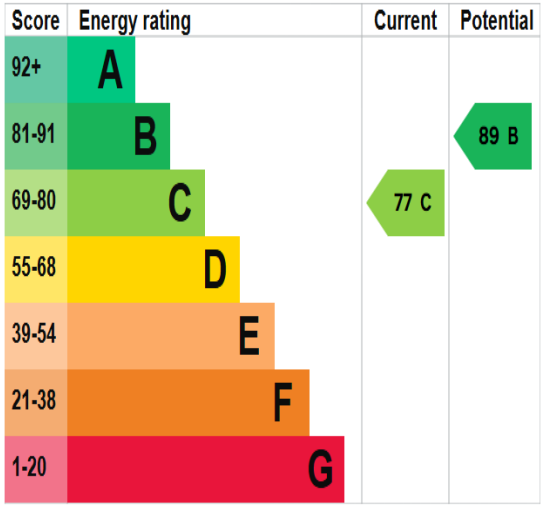
Tenure: Freehold

Floor Plan

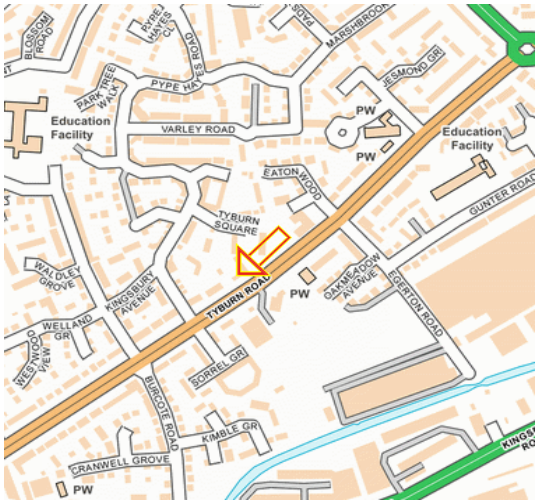
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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