



Tile Cross Road
Birmingham





Property Description

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

Offering ample off-road parking with a driveway and brick-built 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 compromises an entrance porch, hallway, dining room, large lounge, fitted kitchen, two double bedrooms and a downstairs shower room.

This Bungalow also offers granted planning permission for a one bed-room annex to be build if you desire and a new boiler has recently been installed in September 2025, that also includes a manufacturer warranty for the benefit of the new homeowner.

Carrying a beautiful natural lighting throughout, there is also the additional benefit of double glazing and gas central heating.

With local shops and amenities just a stones-throw away, you will also be spoilt for choice when it comes to public transport links that do provide an easy commute into both Birmingham or Solihull Town Centres.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Door to front elevation, tiled flooring.

Entrance Hallway

Loft access via hatch, central heating radiator and laminate flooring.

Lounge

22' 3" max x 10' 10" (6.78m max x 3.30m)
Double glazed windows and patio doors to



rear elevation, laminate flooring central heating radiator, gas point and air con unit.

Reception Room

17' 8" max into recess x 10' 10" (5.38m max into recess x 3.30m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Kitchen

12' 9" x 7' 10" (3.89m x 2.39m)
Double glazed window to front elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, electric oven and grill, extractor hood, tiling to splash prone areas, central heating radiator, dishwasher, laminate flooring and door into integral brick built garage with space and plumbing for washing machine.

Shower Room

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

Bedroom One

10' 1" x 14' 4" plus wardrobe (3.07m x 4.37m plus wardrobe)
Double glazed sliding patio doors to rear elevation, central heating radiator, laminate flooring and fitted wardrobes.

Bedroom Two

8' 2" x 12' 9" (2.49m x 3.89m)
Double glazed window to side elevation, central heating radiator and carpet.

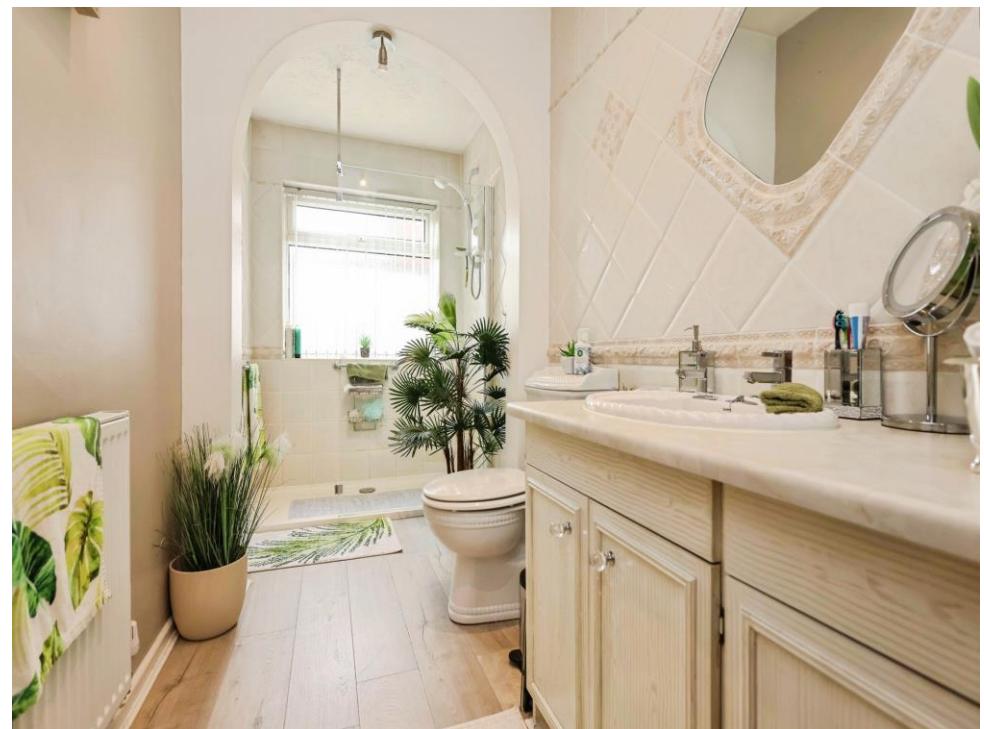
Front Garden

Block paved driveway providing off road parking and access to garage.

Rear Garden

Patio area, laid to lawn, trees and shrubs,
storage shed.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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