

# Property details approval form

20 Tilsley Grove, Birmingham, West Midlands, England, B23 7ST

Date: 15 May 2026

Property Ref and Version: SCO311387 - 0002

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£210,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > NO CHAIN
- > 3 good sized bedrooms
- > 2 reception rooms
- > Spacious front driveway
- > Recent renovations throughout
- > Quiet cul de sac location
- > Good main road and travel links
- > Quick transport links

## ○ Short Description

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**\*\*NO CHAIN\*\*** Connells are proud to present this 3 bedroom family home, situated on a quiet cul de sac estate in a sought after location, offering two good sized reception rooms on the ground floor and good sized front driveway.

## ○ Long Description

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**\*\*NO CHAIN\*\*** Connells are proud to present this 3 bedroom family home, situated on a quiet cul de sac estate in a sought after location. With fantastic main road and travel links, as well as quick access to local transport, this property is superbly located and offers a host of local amenities. The ground floor of the property comprises of two good sized reception areas, with the second being open plan to kitchen, leading through into a well established rear garden with fence surround, Upstairs features three good sized bedrooms and the family bathroom, with a unique storage space on the landing and access to the loft. To the front is a good sized driveway, with access for multiple cars and lovely views of the nearby lakes. Viewings highly recommended at this property.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hallway

The property is accessed via a PVC front door into the entrance hallway, having stairs leading to first floor landing and door gives access to the lounge.

### Lounge

11' 11" x 11' 3" maximum plus the bay ( 3.63m x 3.43m maximum plus the bay )

Having a front facing bay window overlooking the driveway, radiator to wall and open plan access via an archway to the dining room.

### Dining Room

13' 11" x 12' 3" ( 4.24m x 3.73m )

Having rear facing double glazed French doors give access into the rear garden, open plan access to the kitchen and radiator to wall.

### Kitchen

8' 1" x 5' 1" ( 2.46m x 1.55m )

Having open plan access to the dining room, comprising fully integrated cupboard space and integrated work surfaces.

### First Floor Landing

Having built-in cupboard space and radiator to wall. Doors give access to bedroom 1, 2, 3 and the main bathroom.

### Bedroom 1

13' 11" x 9' 4" ( 4.24m x 2.84m )

Having a rear facing window overlooking the rear garden and radiator to wall.

### Bedroom 2

11' 11" x 9' 5" maximum ( 3.63m x 2.87m maximum )

Having a front facing window overlooking the driveway and radiator to wall.

### Bedroom 3

8' 5" x 7' 5" ( 2.57m x 2.26m )

Having a front facing window overlooking the driveway and radiator to wall.

### Main Bathroom

Features a bath with hand-held shower over, low level flush WC, wash hand basin, radiator to wall and rear facing window.

### Outside

#### Front

A paved driveway entrance offering ample off-road parking

#### Rear Garden

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Being mainly laid to lawn, fencing around perimeter and patio area.

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## ○ Property Images



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## ○ Floor Plan



Total floor area 88.2 m<sup>2</sup> (949 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](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Tom Berry		
Mr S.R. Anderson		