



**Connells**

Tyler Grove  
Birmingham



## Property Description

\*\*Charming & Cheerful 3-Bed Home with Driveway & Garden - Tyler Grove, B43\*\*

Tucked away on the friendly and quiet Tyler Grove, this lovely 3-bedroom semi is packed with personality and perfect for anyone looking for a home that's ready to move into and make their own.

Step through the front door into a surprisingly spacious entrance hall-no cramped corners here! Off to one side you'll find the bright, separate kitchen (perfect for whipping up your favourite dishes), and on the other, a cosy yet roomy reception lounge, ideal for movie nights or lazy Sundays.

The garage has been cleverly converted into a dining room, giving you that extra living space to host dinner parties, set up a home office, or finally start that hobby you've been thinking about.

Upstairs? Three bedrooms and a family bathroom all sit nicely together-comfy, calm, and just waiting for your personal touch.

Outside, the garden is a real treat: well-kept, green, and just asking for a BBQ or two. Plus, the front drive has room for *\*three\** cars and comes complete with a dropped kerb, so parking will never be a problem.

## Entrance

Spotlights. Tiled floor. One single radiator.

## Lounge

14' x 11' ( 4.27m x 3.35m )

French doors to garden. One ceiling light. Spotlights. Tiled flooring. One single radiator.

## Kitchen

12' 5" x 7' ( 3.78m x 2.13m )

Fitted kitchen. Door to garden. Tiled flooring. One ceiling light. One single radiator. Gas hob.

## Bedroom One

14' 5" x 10' ( 4.39m x 3.05m )

Window to front double glazed. Laminate flooring. One single radiator. One ceiling light.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Window to rear double glazed. One ceiling light. One single radiator. Laminate flooring.

## Bedroom Three

11' 5" x 7' 9" ( 3.48m x 2.36m )

Window to front double glazed. Laminate flooring. One ceiling light. One single radiator. In wall storage.

## Bathroom

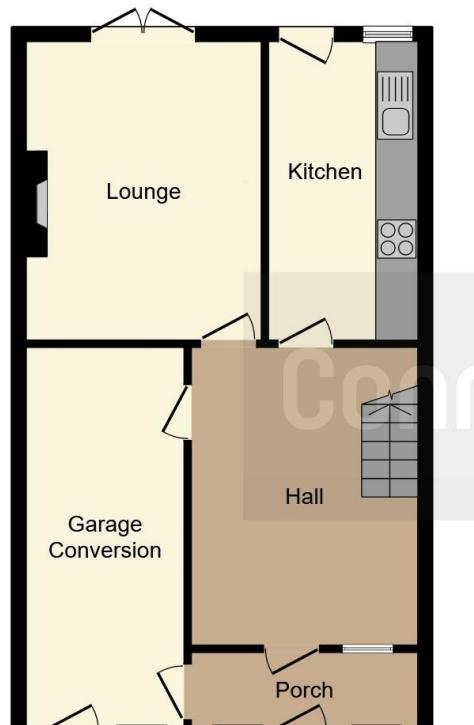
Window to rear double glazed. Spotlights. Wash hand basin. WC. Hot tub bath. Gas

shower. Fully tiled. Towel warmer









**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

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