



 **urbangrey**  
ESTATES

6 CHIMES CLOSE, TILE CROSS, BIRMINGHAM, B33 0HJ  
OFFERS IN REGION OF £289,000





Situated in a quiet residential cul-de-sac, this attractive three-bedroom home offers well-proportioned accommodation ideal for families, first-time buyers, or investors alike. The property benefits from uPVC double glazing, a spacious layout, and a private rear garden, all within a popular and convenient location.

Chimes Close is ideally located within the B33 postcode, offering excellent access to local amenities, schools, and transport links. The area is well-served by nearby shops and supermarkets, while commuters benefit from convenient access to major road networks including the A45, M42 and M6 . Regular public transport links including Marston Green Train station and Birmingham International provide easy connections into Birmingham city centre and surrounding areas.





## Ground Floor

### Entrance Hall

2.13m (7') x 1.58m (5'2")

Bright and welcoming with uPVC double glazed windows to the front and looking into the lounge, double radiator, stairs to first floor, and access to the kitchen.

### Kitchen

3.33m (10'11") max x 2.13m (7')

Fitted with a range of base and eye-level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, built-in double oven, four-ring electric hob with extractor hood, and uPVC double glazed bay window to side. Door leading to garage.



### Garage

5.58m (18'4") x 2.52m (8'3")

Up and over door. A highly practical space housing the gas meter and featuring plumbing for a washing machine, worktop space, and a water tap for a hose pipe.

### Lounge

7.70m (25'3") max x 4.74m (15'7")

A spacious and light-filled living area with uPVC double glazed windows to the front and side, patio doors to the rear garden, fireplace, and two double radiators.



## First Floor

### Landing

2.62m (8'7") x 2.47m (8'1")

With access to all rooms and boiler cupboard.

### Bedroom One

4.77m (15'8") x 2.67m (8'9")

A generous double bedroom with two uPVC double glazed windows to side, built-in wardrobe, and double radiator.



### Bedroom Two

4.14m (13'7") x 2.52m (8'3")

Well-proportioned double bedroom with uPVC double glazed window to side and radiator.



### Bedroom Three

3.47m (11'5") x 2.14m (7')

Ideal as a bedroom, nursery, or home office, with uPVC double glazed window to side and radiator.

### Bathroom

3.12m (10'3") x 2.00m (6'7")

Fitted with a three-piece suite comprising bath with shower over, wash hand basin, and low-level WC. Two uPVC double glazed windows to front and heated towel rail.

### Outside

#### Front

Double-width paved driveway providing off-road parking for two vehicles and access to the garage.

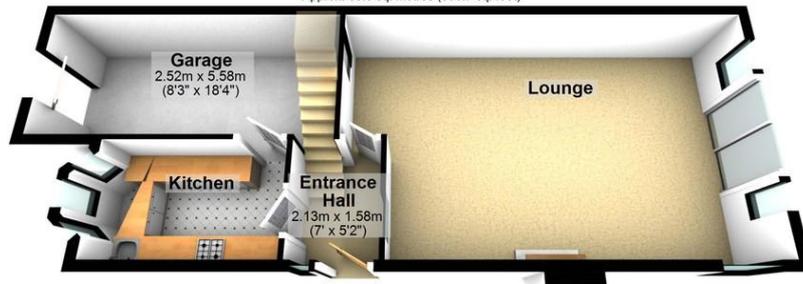
#### Rear Garden

Enclosed private garden featuring a patio seating area with steps leading to a lawned section, wooden shed, and fenced boundaries.



### Ground Floor

Approx. 60.5 sq. metres (650.7 sq. feet)



### First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)