



**Tibbats Close, Birmingham B32 3TE**

**welcome to**

## **Tibbats Close, Birmingham**

\*\*\*THREE-BEDROOM FAMILY HOME\*\*\*DRIVEWAY AND GARAGE\*\*\*MODERN FITTED KITCHEN\*\*\*PRIVATE ENCLOSED REAR GARDEN\*\*\*DOWNSTAIRS CLOAKROOM\*\*\*NEW ROOF COMPLETED 2025\*\*\*NEAR TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS\*\*\*PERFECT FOR FIRST TIME BUYERS\*\*\*

### **Agent Note**

This property is council tax band A.

### **Entrance Hall**

Stairs to first floor, doors to lounge, kitchen & w/c.

### **Downstairs W/C**

Low level flush w/c, wash hand basin.

### **Lounge**

15' 7" x 10' 2" ( 4.75m x 3.10m )

Double glazed large window to front, ceiling light connection, carpet.

### **Kitchen**

16' 1" x 9' 10" ( 4.90m x 3.00m )

Double glazed window & door to rear, lino flooring, ceiling spotlights, range of wall & base units with drawers and worktops over, integrated oven, grill & hob with extractor over, space for washing machine, sink & drainer with mixer tap, integrated fridge & freezer.

### **Landing**

Door to all three bedrooms & bathroom, ceiling light connection, carpet.

### **Bedroom 1**

13' excluding cupboard. x 9' 9" ( 3.96m excluding cupboard. x 2.97m )

Double glazed window to front, built in cupboard, ceiling light connection, carpet.

### **Bedroom 2**

9' 9" excluding cupboard. x 6' 11" ( 2.97m excluding cupboard. x 2.11m )

Double glazed window to rear, built in cupboard, ceiling light connection, carpet.

### **Bedroom 3**

6' 11" x 6' 2" ( 2.11m x 1.88m )

Double glazed window to rear, built in cupboard, ceiling light connection, carpet.

### **Bathroom**

9' 2" including cupboard. x 5' 11" ( 2.79m including cupboard. x 1.80m )

Double glazed frosted window, fully tiled, built in cupboard, shower cubical with glass doors, wash hand basin with mixer tap & mirrored unit above, low level flush w/c, heated towel rail.

### **Front Garden**

Paved and gravel, driveway & garage to side.

### **Rear Garden**

Mainly laid to lawn, decked patio area, fencing surrounds garden, stone/gravel area for potted plants, brick- built storage/shed.

### **Parking**

Driveway & garage.

### **Garage**

15' 9" x 8' 2" ( 4.80m x 2.49m )

Up and over door to front, door to rear.





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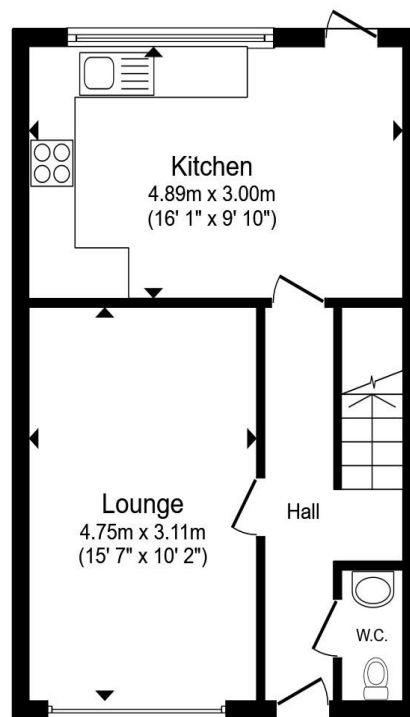
## Tibbats Close, Birmingham

- Three Bedroom Family Home in Quinton
- Driveway Parking and Garage
- Cul-de-sac Location
- New Roof Completed in 2025
- Modern Kitchen with Appliances

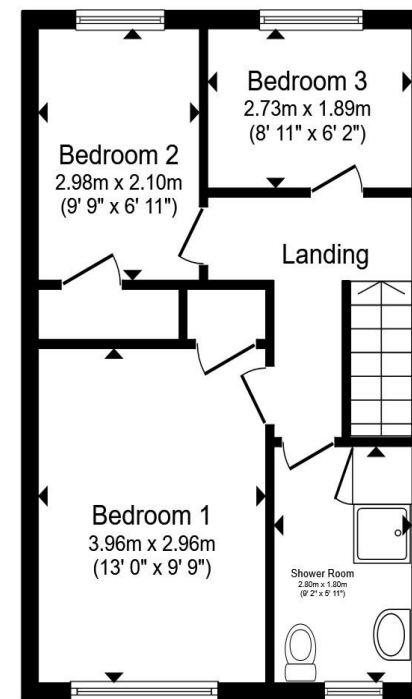
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

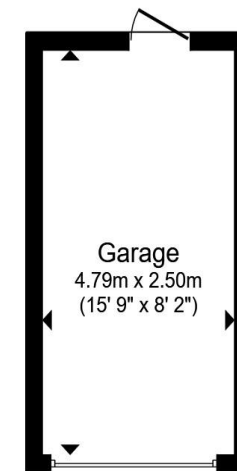
**£225,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.2 m<sup>2</sup> (938 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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