

urbangrey ESTATES

434 THE RADLEYS, TILE CROSS, BIRMINGHAM, B33 0JA

OFFERS IN REGION OF £250,000










An excellent opportunity to acquire a three-bedroom semi detached family home, situated on The Radleys in B33. The property offers well-proportioned accommodation arranged over two floors, together with a long rear garden and garage located to the rear, providing valuable outdoor space and useful storage/parking.

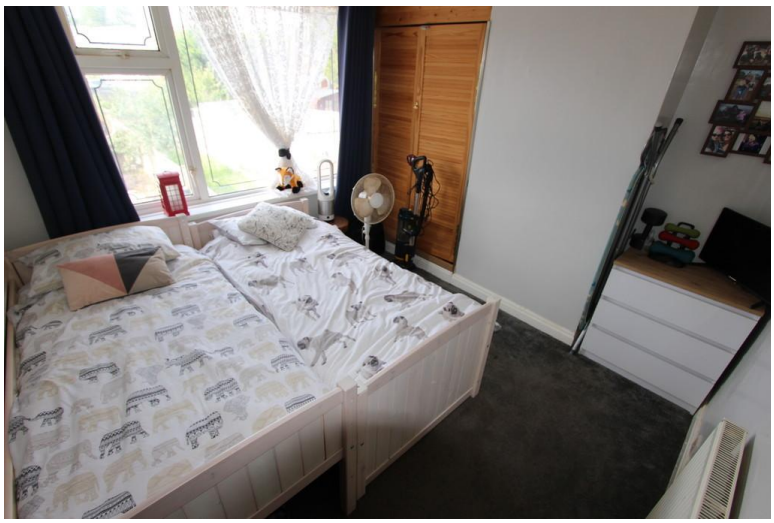
Situated on The Radleys in B33, the property is conveniently located for local shops, supermarkets, schools, healthcare and leisure facilities, with easy access to Birmingham city centre, the A45 and surrounding areas. Birmingham Airport and the NEC are also within easy reach by road. The area provides a good range of everyday amenities, with larger shopping and leisure facilities available nearby.

The property would make an ideal family home and offers scope for a purchaser to further modernise and personalise the accommodation to their own requirements.









**Ground Floor**

**Entrance Porch**
1.92m x 0.54m (6'3" x 1'9")
Approached via a uPVC double-glazed entrance double door, the porch benefits from a rear-facing window and provides access into the main entrance hall.

**Entrance Hall**
Welcoming entrance hall with radiator, stairs rising to the first floor and doors leading to the principal ground-floor accommodation.

**Lounge**
4.03m x 3.82m (13'3" x 12'6")
A well-proportioned reception room with a uPVC double-glazed box window overlooking the front elevation. The room features a chimney stack and double doors providing access towards the kitchen.

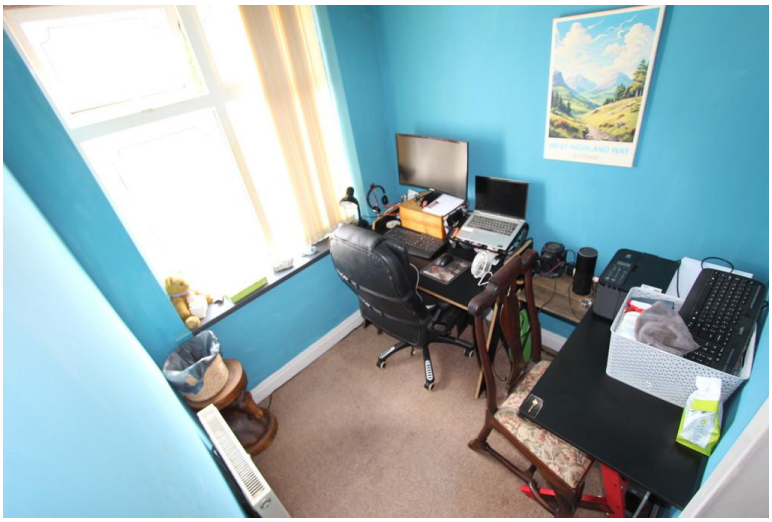
**Kitchen**
5.60m x 2.26m (18'4" x 7'5")
Fitted with a matching range of base and eye-level units with worktop space over and Belfast sink. There are two uPVC double-glazed windows overlooking the rear garden, together with a double door and access to the lean-to.

**Lean-To**
Useful additional space providing access to the rear of the property. The lean-to benefits from a uPVC double-glazed window to the side, two uPVC double-glazed windows to the rear and a door leading to the garage.

**Garage**
Garage situated to the rear of the property, providing useful storage and parking accommodation, subject to access.

**First Floor**

**Landing**
2.61m x 1.92m (8'7" x 6'3")
Central first-floor landing with side-facing window and doors leading to all bedrooms and the shower room.





**Bedroom One**
3.43m x 3.26m (11'3" x 10'8")
Good-sized principal bedroom with a uPVC double-glazed window overlooking the front elevation. The room benefits from fitted wardrobe space, designer radiator and sliding door.

**Bedroom Two**
3.26m x 3.03m (10'8" x 9'11")
A further well-proportioned bedroom with uPVC double-glazed window to the rear, fireplace, storage cupboard and radiator.

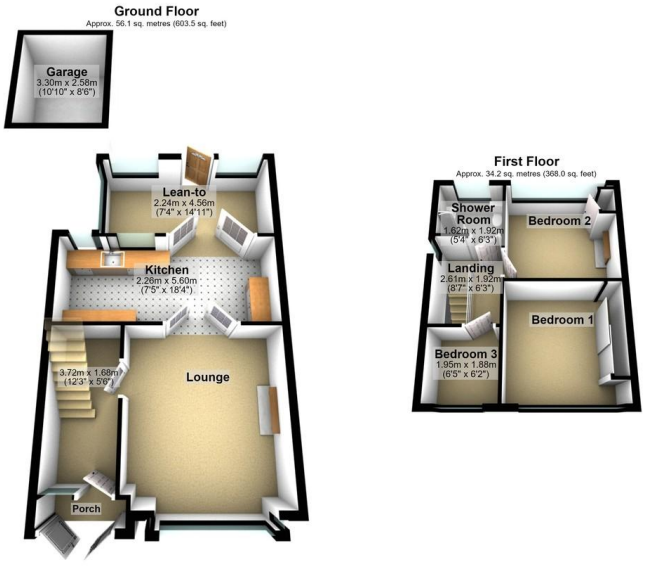
**Bedroom Three**
1.95m x 1.88m (6'5" x 6'2")
A useful third bedroom with double-glazed window overlooking the front elevation and radiator.

**Shower Room**
1.92m x 1.62m (6'3" x 5'4")
Fitted with a three-piece suite comprising shower enclosure, wash hand basin and low-level WC. uPVC double-glazed window to the rear.

**Outside**
**Driveway**
To the front there is a driveway suitable for 2 cars

**Rear Garden**
A particularly appealing feature of the property is the long rear garden, offering a generous area of outdoor space with potential for family use, entertaining, gardening and landscaping. Brick built and insulated room ideal as an office or Gym

**Rear Garage** The property also benefits from a garage positioned to the rear, accessed at the rear of the property, providing valuable additional storage and parking potential.




Total area: approx. 90.3 sq. metres (971.5 sq. feet)

66 Station Road , Marston Green, Birmingham, West Midlands, B37 7BA

www.urbangreyestates.com
info@urbangreyestates.com
0121 770 8811

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.