

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Energy Efficiency Rating	
Current	Possible
83	50
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-69) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales	

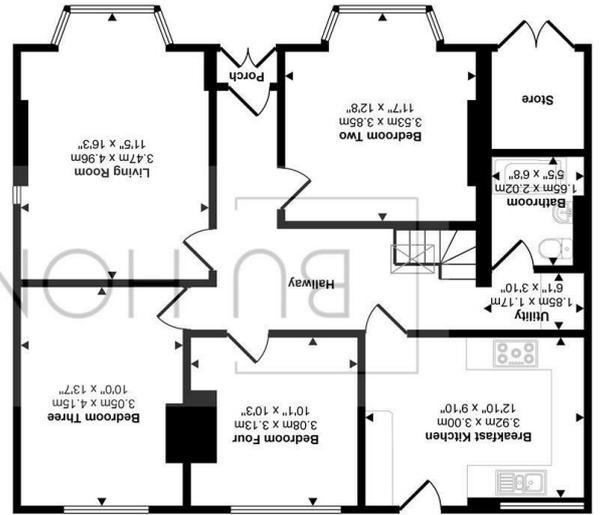
Council Tax Band D

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shippy 360.

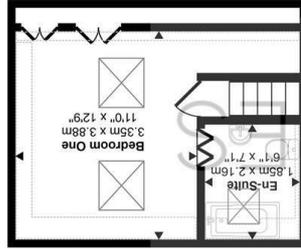
Denotes head height below 1.5m

Ground Floor
 Approx 91 sq m / 976 sq ft



Approx Gross Internal Area
 114 sq m / 1223 sq ft

First Floor
 Approx 23 sq m / 247 sq ft



TIXALL ROAD, HALL GREEN, B28 0RU



BU HOMES

Offers in excess of
£400,000

TIXALL ROAD, HALL GREEN, B28 0RU

- Newly Refurbished Detached Dormer Bungalow
- Pleasant Dual Aspect Living Room
- Separate Utility Area & Store Room
- Ample Off-Road Parking
- Option of Purchasing Fully Furnished
- Popular & Convenient Residential Location
- Modern Extended Breakfast Kitchen
- Four Double Bedrooms & Two Bathrooms
- Attractive Landscaped Rear Garden
- NO UPWARD CHAIN



TIXALL ROAD, HALL GREEN, B28 0RU



A newly refurbished and re-modeled detached dormer bungalow, boasting four double bedrooms and two bathrooms, situated in a popular residential location less than half a mile from Yardley Wood train station whilst also being within easy reach of Kings Heath 'village' and Shirley High Street.

Having tall ceilings, with replacement double-glazed windows and new flooring throughout, the deceptively spacious ground floor accommodation briefly comprises an enclosed porch, a pleasant dual-aspect living room, a modern extended breakfast kitchen, a separate utility area, three double bedrooms and a contemporary family bathroom. Upon the first floor there is a generous master bedroom with under-eaves storage and a luxurious en-suite bathroom.

Outside, there is off-road parking for up to four vehicles directly in front of the property, an integral store room and an attractive landscaped rear garden enjoying a private aspect.

Ideal for families, first-time buyers and downsizers alike, the property could equally be an excellent investment opportunity as all or some furniture can be included.

