





## Offers Around £145,000

### Tile Cross Road, Tile Cross, Birmingham, B33 0LS

\*\* GROUND FLOOR MAISONETTE \*\* 86 YEARS REMAINING ON LEASE \*\* PRIVATE GARDEN \*\*

Great size GROUND FLOOR maisonette benefitting from a great size gated private front garden with a tandem style DRIVEWAY to the side providing off road parking for multiple vehicles. Private entrance door, entrance hallway, dining room which is open plan to the lounge area benefitting from a canopied balcony style seating area within the private front garden. Kitchen to the rear of the property with direct access to the PRIVATE REAR GARDEN, family bathroom with a separate WC and TWO DOUBLE BEDROOMS. The ground rent is £150 per annum, and there is no service charge. Energy Efficiency Rating:- C

#### Approach

The property has a tandem style driveway to the right hand side of the shared access area allowing off road parking for multiple vehicles. Fence border to the side with an access gate incorporated creating a perimeter for the private front garden area with the benefit of a canopy covered balcony/patio style area. Door to the side of the property allowing access to:-

#### Entrance Hallway

Storage cupboard situated under the upper levels stair case area, wood effect flooring, decorative coving finish to the ceiling, and a radiator.

#### Lounge

**14'3" x 11'1" (4.34m x 3.38m )**

Double glazed picture window to the front with a double glazed door (both with secondary glazing) also to the front allowing access to the front garden and balcony/patio area. Modern style fire surround, radiator with a decorative cover over, decorative coving finish to the ceiling, and a decorative archway to the side from:-

#### Dining Room

**10'11" x 6'7" (3.33m x 2.01m)**

Double glazed window to the front (with secondary glazing) radiator with a decorative cover over and a decorative coving finish to the ceiling.

#### Kitchen

**10' x 9'8" (3.05m x 2.95m)**

Range of wall mounted and floor standing base units with display units incorporated, work surface over the floor units incorporating a stainless steel effect sink and drainer unit with an ornate mixer tap over. Stainless steel effect extractor above the cooker space area, plumbing for a washing machine and further plumbing for a dishwasher. Wall mounted boiler, wood effect flooring, partly tiled walls, double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area.

#### Bedroom One

**10'11" x 9'11" (3.33m x 3.02m)**

Double glazed window to the front (with secondary glazing), radiator with a decorative cover, and a decorative coving finish to the ceiling area.

#### Bedroom Two

**9'11" x 8'5" (3.02m x 2.57m)**

Double glazed window to the rear, radiator with a decorative cover, and wood effect flooring.

#### Bathroom

**5'8" x 4'11" (1.73m x 1.50m)**

Suite comprised of a panelled bath with an electric shower over, and a pedestal wash hand basin. Radiator, tiling to the floor area, tiling to the walls with a decorative chrome effect dado style trim inset and a double glazed window to the rear.

#### WC

**5'6" x 2'7" (1.68m x 0.79m)**

Low flush WC, tiling to the walls with a decorative chrome effect dado style trim inset, tiling to the floor area and a double glazed window to the rear.

#### OUTSIDE

##### Rear Garden

Paved patio area leading to the garden laid mainly to lawn with a timber style shed for storage (may need some TLC) mature shrubbery in parts and fence perimeters.







FURTHER INFORMATION

We have been advised the lease has 86 Years Remaining  
Ground Rent is £150.00 payable per quarter  
No Service Charge  
New Boiler Oct 2025

OfCom Mobile

Ofcom Mobile Coverage  
Results for 147 Tile Cross Road  
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home  
O2 Good outdoor and in-home  
3 Good outdoor, variable in-home  
Vodafone Good outdoor

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 74%

Vodafone 78%  
Three 80%  
EE 89%  
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good  
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

