



Tyburn Road,  
Birmingham, B24 0TL

Offers in Excess of £325,000

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This stylish and well-maintained four bedroom property offers spacious and contemporary accommodation, ideally suited to modern family living and conveniently located close to local amenities. The accommodation briefly comprises a welcoming entrance hall with guest cloakroom, a generous through lounge/dining room providing an excellent space for both relaxation and entertaining, lovely snug/second reception room and a sleek modern high-gloss fitted kitchen complemented by a separate utility. To the first floor are four excellent bedrooms, all well proportioned, along with a modern shower room finished to a high standard. Externally the property benefits from parking and a well-presented rear garden featuring a patio area and lawn, ideal for outdoor dining and family enjoyment. An early viewing is highly recommended to fully appreciate the quality and location of this very attractive home.





## Property Specification

A BEAUTIFULLY PRESENTED MODERN STYLED PROPERTY  
 IDEAL FOR MANY LOCAL AMENITIES  
 ENTRANCE HALL  
 STUNNING THROUGH LOUNGE/DINING ROOM WITH  
 FEATURE FIRE SURROUND  
 SNUG/SECOND RECEPTION ROOM

### Hall

WC 5' 9" x 2' 10" (1.75m x 0.86m)

Lounge 14' 7" x 10' 10" (4.44m x 3.30m)

Dining Room 15' 5" x 10' 10" (4.70m x 3.30m)

Kitchen 11' 10" x 8' 2" (3.60m x 2.49m)

Snug 11' 10" x 7' 10" (3.60m x 2.39m)

Utility 7' 10" x 4' 10" (2.39m x 1.47m)

### Landing

Bedroom 1 12' 3" x 9' 11" (3.73m x 3.02m)

Bedroom 2 10' 11" x 7' 4" (3.32m x 2.23m)

Shower Room 10' 11" x 5' 0" (3.32m x 1.52m)

Bedroom 3 10' 6" x 8' 9" (3.20m x 2.66m)

Bedroom 4 9' 0" x 8' 0" (2.74m x 2.44m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 22nd December 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, Electric, Water  
 Council tax band: D  
 Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

