



Tyburn Road Erdington B24 9RU

Offers In The Region Of £209,950

**midland
residential**



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Midland Residential are pleased to present this three-bedroom semi-detached property, ideally situated on the popular Tyburn Road in Erdington. Offering excellent potential for families, first-time buyers or investors alike. The property is conveniently located close to local amenities and transport links. The property briefly comprises: a porch leading into an entrance hallway, a through-lounge, and kitchen. On the first floor, three bedrooms, a separate WC, and a family bathroom. Externally, the property has off-road parking to the fore, with a side gated entrance leading to the garden at the rear, offering scope for further enhancement (subject to necessary permissions). Additional features: gas central heating and double-glazed windows (where specified). The property is offered for sale with no onward chain. EPC rating D. Birmingham Tax Band B. Viewings by appointment only.

- Three Bedrooms
- Off Road Parking
- Through Lounge
- Central Heating
- Newly Painted
- No Chain
- Fitted Kitchen
- EPC Rating D
- Double Glazed (WS)
- Birmingham Tax Band B

Description

Approach

Having off-road Parking to the fore with slabbed surface, side-gated access leading to the rear

Porch

Having a UPVC double-glazed framed porch with French doors and side units with Door leading to:

Entrance Hallway

Having a timber framed door with two fixed obscure glazed side units, laminate flooring, central heating radiator, UPVC double glazed window to the side elevation with obscure glass, gas meter cupboard, ceiling light point, with stairs leading to the first floor and doors leading from the hallway thereof

Through Lounge

8.68 into bay x 3.02 (28'5" into bay x 9'10")

Having laminate flooring, central heating radiator under the front bay, UPVC double-glazed three-sided bay window to the fore, central heating radiator to the rear bay, UPVC three-sided double-glazed bay window to the rear, two ceiling light points, door leading to:

Kitchen

3.63 x 1.74 (11'10" x 5'8")

Having a selection of wall and base units, laminated worksurface with stainless steel sink inset with tap over, wall-mounted Electrolux extractor fan, part splashback wall tiles, two UPVC double-glazed windows to the side

elevation (one with obscure glass) central heating boiler UPVC, half double-glazed, half panel UPVC door leading to the rear, ceiling light point

Stairs & Landing

Having a fitted carpet UPVC double-glazed window to the side elevation with obscure glass, ceiling light point, loft access point doors leading thereof

Bedroom 1

4.47 x 2.88 (14'7" x 9'5")

Having laminate flooring, central heating radiator to the bay, UPVC three-sided double-glazed bay window, ceiling light point

Bedroom 2

4.35 x 2.88 (14'3" x 9'5")

Having laminate flooring, central heating radiator to the bay, UPVC three-sided double-glazed bay window to the rear, ceiling light point

Bedroom 3

2.74 x 1.91 (8'11" x 6'3")

Having laminate flooring, central heating radiator, UPVC two sided window to the fore, ceiling light point

WC

1.36 x 1.02 (4'5" x 3'4")

Having a close coupled WC, UPVC double-glazed window with obscure glass to the side elevation, ceiling light point

Bathroom

2 x 1.93 (6'6" x 6'3")

Having vinyl flooring, bath with side panel with hot and cold tap over, over-bath Triton Enrich electric shower, wash hand basin and pedestal with hot and cold taps over, central heating radiator, floor ceiling wall tiles, UPVC double-glazed window with obscure glass to the rear, fixed mirrored cabinet, ceiling light point.

Rear Garden

Rear garden having a concrete laid patio with decorative walling and steps leading to a lawn grass section with a selection of mature plants, trees and shrubs, timber framed shed, side gated entrance

Material Information

Ask agent for further information



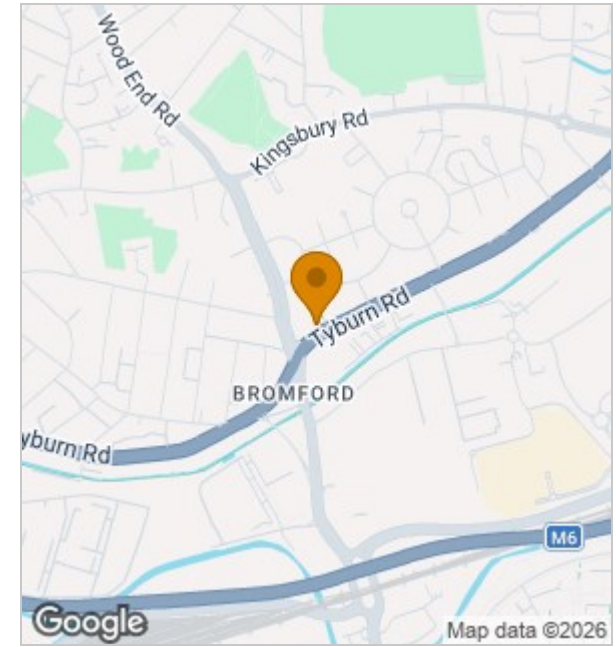




Floor Plans



Area Map



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Energy Performance Graph

