



97 Tile Cross Road, Birmingham, B33 0LS

Offers over £325,000

This lovely detached bungalow briefly comprises porch, hallway, lounge, kitchen, three bedrooms and shower room. There is a well maintained enclosed rear garden, garage and a driveway to the front.

Approach

Via block paved driveway with an area laid to lawn, gated side access.



Porch

Double glazed door to front and ceiling light point.

Hallway

Door to front, loft access, radiator and two ceiling light points.



Reception One

10'11 max x 22'11 (3.33m max x 6.99m)

Triple glazed sliding doors to rear, brick built feature fire place, radiator and two ceiling light points.



Bedroom One

10'11 x 15'10 into bay and recess (3.33m x 4.83m into bay and recess)

Double glazed window to front, feature fire place, double doors to hallway, radiator and ceiling light point.



Bedroom Two

10'00 x 14'04 to wardrobes (3.05m x 4.37m to wardrobes)

Triple glazed sliding doors to rear, built in wardrobes, radiator and ceiling light point.



Bedroom Three

8'02 x 12'10 (2.49m x 3.91m)

Double glazed window to side, radiator and ceiling light point.



Kitchen

8'02 x 13'00 (2.49m x 3.96m)

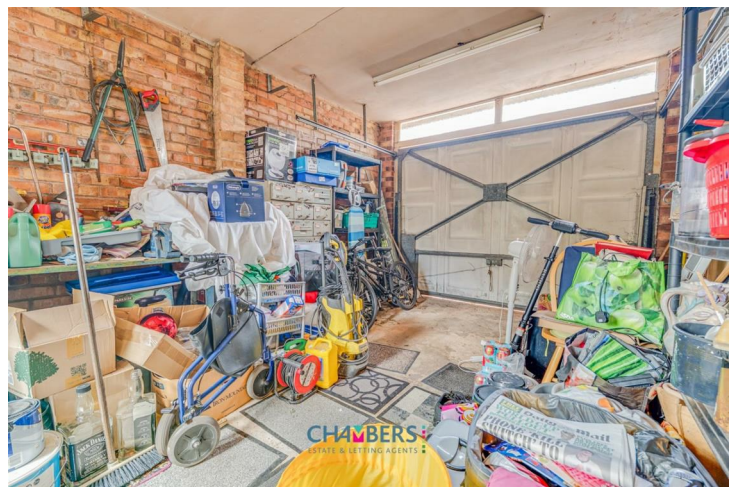
Double glazed window to front, double glazed door to side, wall base and drawer units, sink with drainer and mixer tap, integrated oven and gas hob, with extractor fan over, integrated dishwasher, space for fridge freezer, radiator, stop cock behind drawer, two ceiling light points and spot lights to ceiling.



Integral Garage

10'07 x 16'01 (3.23m x 4.90m)

Space for white goods, double glazed door to rear, wall mounted central heating boiler, up and over door and two ceiling light points.



Shower Room

Double glazed obscured window to side, shower cubicle, low level W/C, hand wash basin in vanity, radiator and spot lights to ceiling,



Rear Garden

Paved patio area, mainly laid to lawn, mature shrubs and trees to borders, and enclosed to neighbouring boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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