



Offers In The Region Of £300,000

Tonbridge Road, Erdington, Birmingham, B24 8ED

** LARGER STYLE PROPERTY ** THREE BEDROOMS ** LOFT SPACE ** CONSERVATORY **

If you are looking for a LARGER STYLE FAMILY HOME then this could be the one for you. The property has a DRIVEWAY to the front providing off road parking for multiple vehicles, an ENCLOSED ENTRANCE PORCH, entrance hallway, DUAL ASPECT LOUNGE to one side and a modern style kitchen to the other side which is accessed from the hallway via the open plan DINING ROOM area. To the ground floor there is also a GUEST WC and a conservatory. To the first floor there are THREE BEDROOMS and a family shower room. The loft space is situated on the second floor and easily accessed via the fixed stairs on the first floor landing area. Energy Performance Certificate: Awaiting

Front Garden/Driveway

Tarmac driveway providing off road parking for multiple vehicles with a decorative block edging, fence borders to either side and an access gate to the side shared with the neighbouring property allowing access to the private rear garden areas. Double glazed French doors allowing access to:-

Entrance Porch

6'2" x 3'11" (1.88m x 1.19m)

Enclosed entrance porch with double glazed full length windows to the front and to either side, tiling to the floor area, spotlights inset to the panelled ceiling area. Double glazed door to:-

Entrance Hallway

17 x 5'9" (5.18m x 1.75m)

Stairs rising to the first floor landing area with an under stairs storage cupboard. Radiator, and doors to:-

Guest WC

4'2" x 2'5" (1.27m x 0.74m)

Suite comprised of a wall mounted wash hand basin and a low flush WC, panelling to the walls and ceiling with spotlight inset, and a tiled floor.

Lounge

16'10" x 9'10" (5.13m x 3.00m)

Double glazed window to the front, radiator, storage cupboard housing the meters, and a set of double glazed sliding patio doors to the rear into the conservatory area. (The locks and function of these doors are no longer in use) Internal door to the side into:-

Dining Room

12'6" x 9'5" (3.81m x 2.87m)

Double glazed windows to the rear with double glazed French doors between allowing access to the rear garden area. radiator and a tile effect flooring. Open plan to the front into:-



Kitchen

12'6" x 6'11" (3.81m x 2.11m)

Range of wall mounted and floor standing base units with a butchers block effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level Hoover oven, and a five burner gas hob with a stainless steel effect extractor over. Wall mounted boiler, partly tiled white brick design walls, tile effect flooring, and two double glazed windows to the front.

Conservatory

17'4" x 8'8" (5.28m x 2.64m)

Accessed via the entrance hallway, partly brick built with double glazed windows over to the side and to the rear, double glazed sliding patio doors also to the rear allowing access to the rear garden area. Wood effect flooring and lighting.

FIRST FLOOR



Landing

12'7" x 5'10" max dimensions (3.84m x 1.78m max dimensions)

Double glazed dormer style window to the rear, and stairs rising to the loft space. Doors to:-

Bedroom One

17' x 9'11" max 7'11" min (5.18m x 3.02m max 2.41m min)

Double glazed window to the front, dormer style double glazed window to the rear, and a radiator.

Bedroom Two

12'7" x 9'6" (3.84m x 2.90m)

Double glazed dormer style window to the rear and a radiator.

Bedroom Three

9'8" x 6'11" (2.95m x 2.11m)

Two double glazed windows to the front and a radiator.

Shower Room

11' x 4'6" (3.35m x 1.37m)

Suite comprised of a shower enclosure with a boiler fed rainfall shower inset and a further detachable shower head, low flush WC and a wash hand basin inset to a vanity unit with a mixer tap over.

Plastic style panelling to the walls with a decorative chrome effect trim, ladder style radiator, spotlights inset to the ceiling, tiling to the floor area and a double glazed window to the front.

SECOND FLOOR

Loft Space

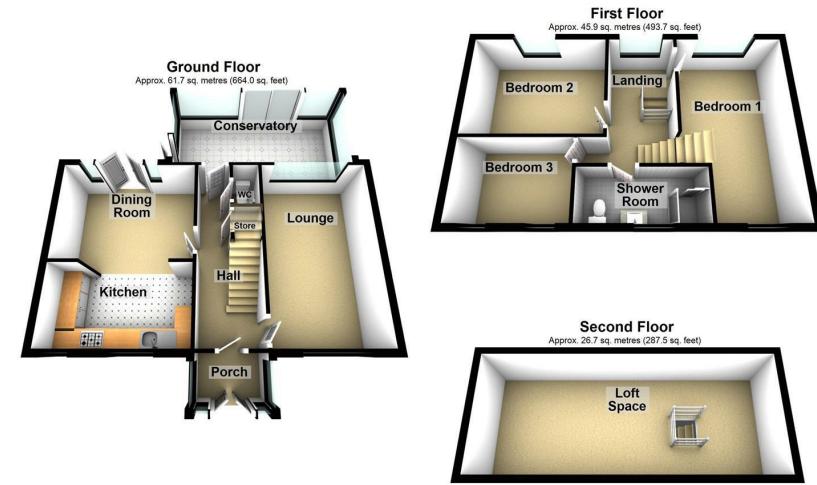
26'9" x 10'9" (limited head room throughout) (8.15m x 3.28m (limited head room throughout))

Accessed via the fixed stairs from the first floor landing area. Wooden panelling to the walls, carpet to the floor area, lighting and electric supply, and a double glazed Velux style window to the rear.

OUTSIDE

Rear Garden

Decked patio area leading to a garden laid mainly to lawn with fence borders. There is a further garden area to the rear which is currently partly fenced off.



Total area: approx. 134.3 sq. metres (1445.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	80
(69-80) C	80
(55-68) D	80
(39-54) E	80
(21-38) F	80
(1-20) G	80
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	