

247 Tile Cross Road, Birmingham, West Midlands, B33 0NA

4 Bed House - Semi-Detached

**Offers In Excess Of £240,000**

💡 Receptions 1

🛏 Bedrooms 4

💧 Bathrooms 1



- SPACIOUS LINK-DETACHED PROPERTY WITH
- FOUR BEDROOMS
- FAMILY BATHROOM & GUEST WC
- GOOD SIZE LOUNGE DINER
- CLOSE TO LOCAL AMENITIES

- INTEGRAL GARAGE
- OFF ROAD PARKING FOR THREE CARS
- EXTENSIVE FRONT & REAR GARDENS
- OVER 130SQMS OF LIVING SPACE
- HD VIDEO WALKTHROUGH AVAILABLE



## 247 Tile Cross Road, Birmingham, West Midlands, B33 0NA

WITH NO UPWARD CHAIN, TILE CROSS ROAD IS A FANTASTIC PURCHASE OPPORTUNITY WITH BAGS OF POTENTIAL! Boasting over 130sqm, the spacious property comprises Four Bedrooms, Family Bathroom & Guest WC, Good Size Lounge Diner and a Breakfast Kitchen. There is also an Integral Garage and extensive Gardens to the Front and Rear with Off Road Parking for Three Cars. In need of some modernisation, this is the perfect project property waiting for a family to put their own stamp on!

### Overview & Approach



Tile Cross Road is a Four Bedroom Link-Detached property located in Tile Cross with bags of potential.

Tile Cross is a suburb of Birmingham in close proximity to major transport networks and is a sought-after location with families due to the great connectivity and local amenities, with local schools and the nearby train stations which offer connections into Birmingham City Centre, Birmingham International Train Station, Airport and the popular Resorts World.

Approached via a driveway for Three Cars with a pathway leading up to an enclosed:

### Porch



Overlooking the front of the property with a front door leading into the:

### Entrance Hallway



Includes a ceiling light and radiator point, stairs to the first floor with storage underneath, telephone point, real wood flooring and doors leading off to:

### Through Lounge



Overlooking the front of the property with a bay window, two ceiling light points, radiator point, telephone point, featured fireplace and sliding patio doors opening out onto the Rear Garden.



### Kitchen



Overlooking the Rear Garden with two ceiling light points, matching wall and base units with work surfaces, stainless steel sink and drainer unit, plumbing for a washing machine, built in double oven with four gas burner hob and space for other appliances. A doorway opens into the Garage and a second doorway opens into an enclosed area providing access to the Rear Garden and:



### Guest WC

Includes a ceiling light point and low level WC.

### Stairs & Landing



Includes a ceiling light point, loft access and doors leading off:

### Bedroom One



Overlooking the front, rear and side of the property with two ceiling light points and two radiator points.



### Bedroom Two



Overlooking the Rear Garden with a ceiling light and radiator point.

### Bedroom Three



Overlooking the front of the property with a feature bay window and a ceiling light and radiator point.

### Bedroom Four

Overlooking the front of the property with a ceiling light and radiator point.

### Family Bathroom



Overlooking the Rear Garden with a ceiling light and radiator point, paneled bath with electric shower over, low level WC, pedestal wash hand basin and an airing cupboard.

### Rear Garden



An extensive Rear Garden with plenty of space for the family to enjoy and really make it their own; featuring a block paved patio area and grass lawn with fence boundaries.

### Garage

The Garage houses the boiler and consumer unit and is accessible via double doors to the front.

### Additional Information

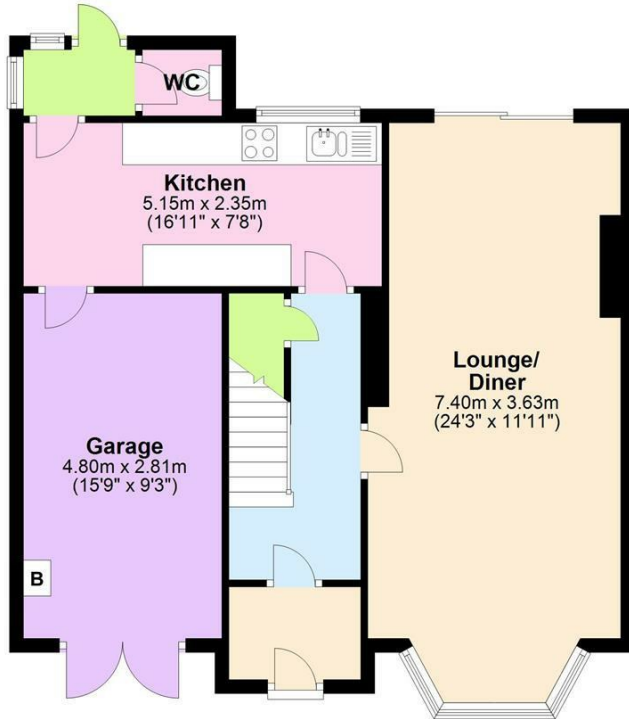


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

# Tile Cross Road

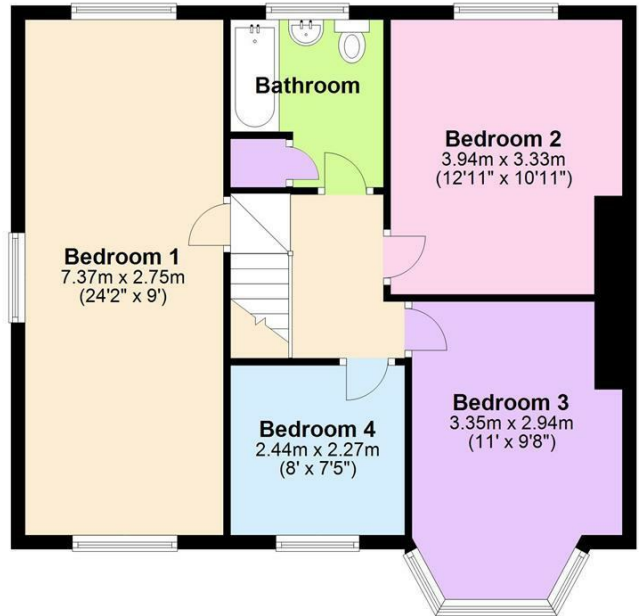
## Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)

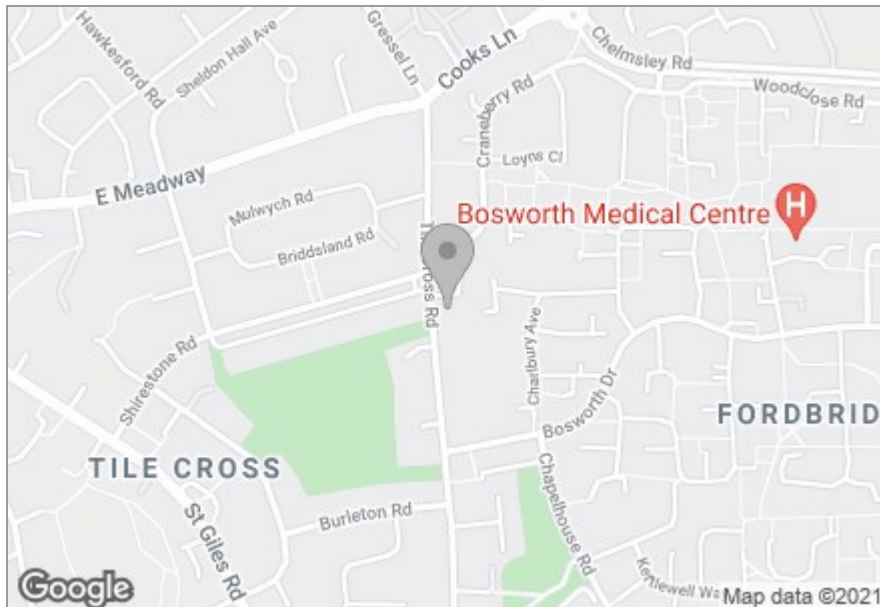


## First Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



Total area: approx. 133.7 sq. metres (1439.6 sq. feet)



**PROPERTY MISDESCRIPTIONS ACT:** Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	