

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
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Castle Bromwich | 0121 241 1100



- IMPRESSIVE DETACHED HOME
- THREE BEDROOMS
- ELECTRIC GATES TO DRIVE
- IMPRESSIVE BATHROOM
- DOWNSTAIRS SHOWER ROOM
- SPACIOUS CONSERVATORY

Tile Cross Road, Tile Cross, Birmingham, B33 0LS

Offers In Region Of
 £350,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

WOW what a wonderful detached home on Tile Cross Road. This home has fantastic potential on top of the already lovely home you get! Starting off with the electric gates accessing the in and out driveway, wonderfully spacious lounge diner with art deco style feature ceilings, impressive sized conservatory, generous kitchen dining room, downstairs shower room, utility off kitchen leading to converted garage. Upstairs doesn't disappoint with two double bedrooms, one single room and another impressive room is the bathroom with separate shower and his and hers vanity sink. The exterior is as fabulous as the interior with its expansive garden and brick built room with bar and summer house to rear of garden. Do not miss out on what could be your forever home.

Approached via electric gates to access the spacious tarmac driveway with covered side access, garage and front door into porch.

PORCH With laminate flooring and door into:-

HALLWAY With laminate flooring, radiator, stairs to first floor, understairs storage cupboard and doors to lounge and kitchen.

LOUNGE 11' 1" x 25' 2" (3.38m x 7.67m) Is a lovely room and very spacious with bay window to front, wall cabinet, radiator, laminate flooring, feature ceiling with feature chandeliers, two additional radiators and patio doors to conservatory.

KITCHEN 7' 7" x 18' 4" (2.31m x 5.59m) Is another good sized room and has breakfast/dining area along with a selection of wall and base units, gas hob, oven, dishwasher, granite effect worktop and backer board, window to rear, blinds, radiator, doors to utility and conservatory.

CONSERVATORY 15' 3" x 16' 0" (4.65m x 4.88m) With laminate flooring, chandelier, three radiators, French doors to garden.

UTILITY 5' 11" x 8' 4" (1.8m x 2.54m) Having vinyl flooring, worktop, fitted wardrobe used as pantry cupboard, skylight and doors to shower room and garage.

SHOWER ROOM 5' 6" x 7' 11" (1.68m x 2.41m) With polished travertine effect floors and walls, quadrant shower cubicle, electric shower, sink, WC, electric wall heater, radiator, mirror cabinet and window to rear.

GARAGE 8' 5" x 18' 1" (2.57m x 5.51m) With door to front and door off utility is currently being used and has been converted into a working salon so would be ideal for any nail technicians or hairdressers, it has plastered walls, flooring, lighting and sink with drainage and plumbing. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING With wonderful window to side, feature ceiling, hive control, doors to bedrooms and bathroom.

BEDROOM ONE 10' 0" x 11' 10" (3.05m x 3.61m) With bay window to front, fitted wardrobe and radiator.

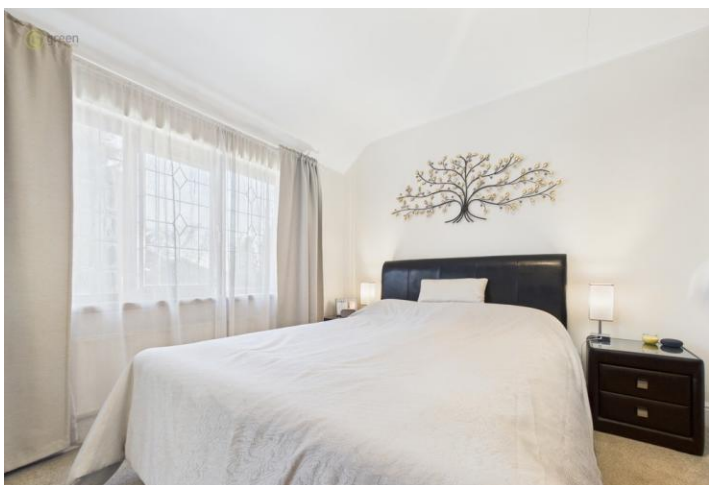
BEDROOM TWO 12' 2" x 12' 11" (3.71m x 3.94m) With window to rear, radiator, electric feature fire.

BEDROOM THREE 7' 11" x 7' 6" (2.41m x 2.29m) With window to front, radiator and blind.

BATHROOM 10' 10" x 9' 3" (3.3m x 2.82m) Is another impressive space with bath, separate shower with mixer shower, his and hers sinks in vanity unit, back to wall WC, radiator, loft access, spotlights, mirror and travertine effect wall and floor tiles.

GARDEN Is an expansive space with room for potential and having patio area leading to lawn with trees and shrubbery, there is a fabulous brick built room with bar area and granite effect floor and bar worktop, French doors and lighting, to rear of garden is another room which is a summer house with veranda and door into room with lighting and power.

Council Tax Band D Birmingham City Council



Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central Heating
Sewerage -

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE
O2
Three
Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed *** Mbps. Highest available upload speed ***Mbps.
Broadband Type = Superfast Highest available download speed *** Mbps. Highest available upload speed ***Mbps.
Broadband Type = Ultrafast Highest available download speed *** Mbps. Highest available upload speed ***Mbps.

Networks in your area:-

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

WANT TO SELL YOUR OWN PROPERTY?

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