



- Three bed roomed, semi detached home
- Well-appointed family bathroom
- Spacious lounge with bay window
- Impressive fitted breakfast kitchen
- Delightful rear conservatory
- Multivehicle block paved drive to fore
- Paved rear patio with artificial turf
- Well positioned close to amenities
- Close to transport links & schooling
- Off-road track to rear



TYBURN ROAD, ERDINGTON, B24 8HP - OFFERS OVER £240,000

Located in a popular and convenient area of Erdington, this well-presented, three-bedroomed semi-detached family home offers both comfort and practicality, making it ideal for a range of buyers. The home enjoys excellent commuter links right on the doorstep, allowing for swift and easy transport to neighbouring towns and city centres, including Sutton Coldfield and Birmingham. For daily essentials, local shopping amenities are just a short walk away while more comprehensive retail and leisure facilities can be found in Erdington centre, Sutton Coldfield, and Birmingham city centre. Families are also well catered for, with a wide selection of schooling options for all ages in close proximity. The property is freehold and benefits from gas central heating and PVC double glazing (both where specified), ensuring warmth and efficiency throughout the year. Internally, the property comprises a welcoming porch and a spacious entrance hall, leading into a comfortable family lounge, a well-equipped fitted breakfast kitchen, and a bright and airy rear conservatory—perfect for entertaining or relaxing with family. Upstairs, you'll find three generously-sized bedrooms, served by a modern family bathroom, offering ample space for growing families. Externally, the home features a block-paved driveway providing multi-vehicle parking, and a private rear garden with a paved patio area, low-maintenance artificial turf, and the added benefit of a single garage. This property offers a fantastic opportunity for those seeking a spacious and well-located family home in a thriving residential area. Internal viewing is highly recommended to fully appreciate the space and quality on offer. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH:

An internal wooden glazed door opens to:

ENTRANCE HALL:

Glazed doors to kitchen and lounge, radiator, stairs to first floor.

FAMILY LOUNGE: 14'01 (into bay) x 12'00 max / 11'11 min:

PVC double glazed bay window to fore, space for complete lounge suite, radiator, glazed door back to hall.

FITTED KITCHEN: 18'00 x 12'00:

PVC double glazed windows to side, French doors open to rear conservatory, matching wall and base units with recesses for washing machine and fridge / freezer, integrated oven and dishwasher, edged work surfaces with sink drainer unit, five ring gas hob with extractor canopy over, matching upstands, tiled flooring, radiator, bar stools provide seating to breakfast bar, door to storage and glazed door back to hall.

REAR CONSERVATORY: 17'05 x 9'08:

PVC double glazed windows and French doors open to rear garden.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 11'11 x 9'08:

PVC double glazed windows to fore, radiator, built-in wardrobes, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 12'00 x 10'10:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 9'02 x 7'00:

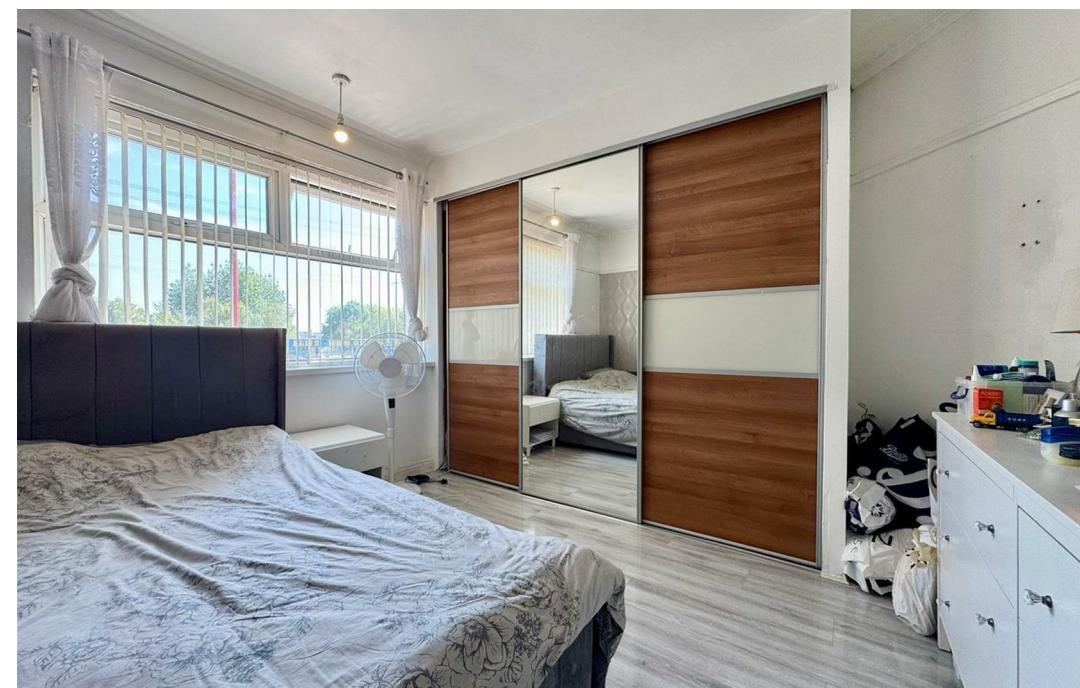
PVC double glazed window to rear, space for bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to fore, suite comprising bath with glazed splash screen bi-folding door, vanity wash hand basin and WC, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN:

Paving advances from the accommodation and leads to artificial turf, raised decking together with a side garage is provided to a rear off-road track.

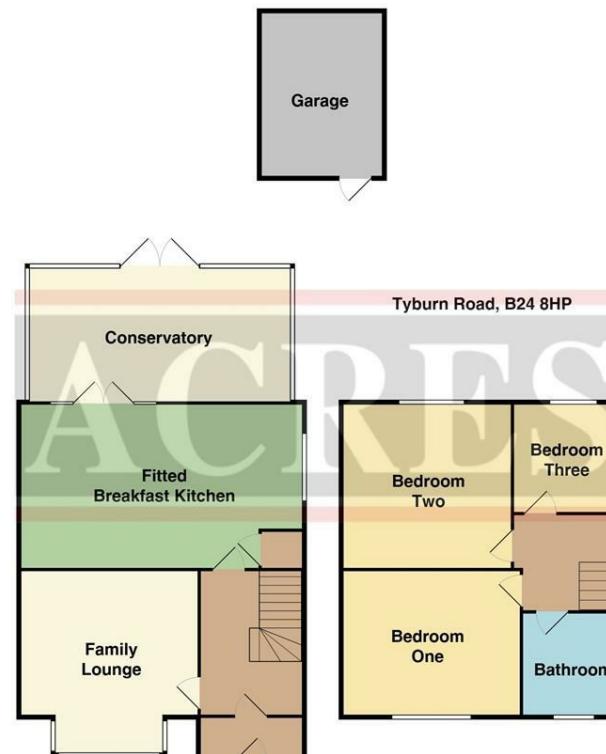
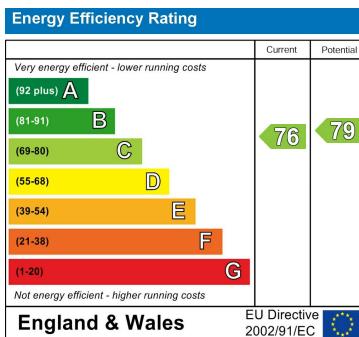


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.