

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

105 Tile Cross Rd  
 Total area: approx. 133.8 sq. metres (1440.2 sq. feet)  
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 Plan produced using PlanItUp



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

Please feel free to relay this to your Solicitor or License Conveyancer.

England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	47
Potential	79

Castle Bromwich | 0121 241 1100



- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOM
- CONSERVATORY
- WELL MAINTAINED REAR GARDEN
- DRIVE FOR MULTIPLE VEHICLES



Tile Cross Road, Birmingham, B33 0LS

Offers Over £275,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Here we have a fantastic two bedroom dormer bungalow with in and out drive for multiple vehicles, spacious lounge with bay window, generous dining area, two shower rooms, kitchen and conservatory. there is even a workshop currently turned into a hot tub room over looking the well tendered good sized garden. This one is definitely not to be missed

Good transport links to Birmingham Airport and Resorts World with shops within 0.1 mile – Call Green and Company NOW to arrange your viewing you do NOT want to miss this one!

Accessing the in and out drive with tarmac and sate effect stone suitable for multiple vehicles –

Door into inner porch with vinyl wood effect flooring and radiator, door into

**DINING AREA** 16' 11" max x 9' 11" max (5.16m x 3.02m) Having wood effect laminate flooring, bay window to front, feature fire place and radiator and door into

**HALL** 14' 6" x 3' (4.42m x 0.91m) Having wood effect laminate flooring, radiator, door to airing cupboard and doors to lounge, bedroom one, kitchen and shower room

**LOUNGE** 22' 10" to stairs x 11' 10" (6.96m x 3.61m) Having bay window to front, feature gas fire with surround, two radiators, feature wall and ceiling lighting and stairs to first floor and window to side

**BEDROOM ONE** 11' 10" x 9' 6" (3.61m x 2.9m) Having window to rear over looking the well maintained garden and radiator

**SHOWER ROOM** Having vinyl flooring quadrant shower cubicle with mixer shower, Quartz effect laminate backboard, vanity unit with wash basin and wc, heated towel rail, feature light and window to side

**KITCHEN** 11' 2" max x 9' 9" (3.4m x 2.97m) Having a selection on wall and base units, integrated oven and gas hob, breakfast bar, vinyl wood effect flooring, mosaic tiling, space for fridge, doors to side and French doors to conservatory

**CONSERVATORY** 9' 10" x 8' 10" (3m x 2.69m) Having French doors



onto garden, blinds, ceiling fan

Landing with window to side and doors to bedroom two and shower room

**BEDROOM TWO** 18' 0" x 9' 11" (5.49m x 3.02m) Having built in wardrobe, window to front and side, ceiling light and radiator

**SHOWER ROOM** Being of a modern style with shower cubicle and electric shower, tiled walls, vinyl flooring, BTW wc, vanity unit with wash basin, window to rear, spot lights and radiator

**WORKSHOP/SPA ROOM** 9' 4" x 7' 9" (2.84m x 2.36m) Currently being used as hot tub room

**REAR GARDEN** Well maintained spacious area with a private and relaxing feel to it, paved seating area and lawn with a good selection of established trees and shrubs and to the side of the house the is access to the garage with artificial grass to add as a separate seating area

**GARAGE** 17' 10" x 10' 3" (5.44m x 3.12m) Has plumbing for washing machine, electric points and double doors to driveway (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

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.

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