

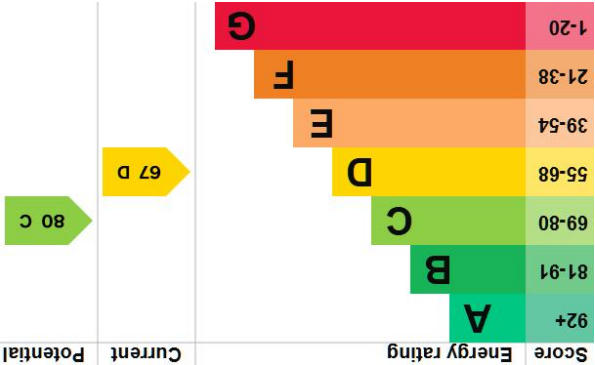
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

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



Castle Bromwich | 0121 241 1100



- IMPRESSIVE DETACHED HOME
- BLOCK PAVED DRIVE
- EXTENDED LOUNGE WITH VELUX
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS WC
- TWO RECEPTION ROOMS

Tile Cross Road, Tile Cross, Birmingham, B33 0LS | Offers Over £400,000





## Property Description

Wow what a spacious extended family detached home on the ever popular Tile Cross Road. This home really doesn't disappoint! Blessed with space and quality features, Karndeian floor graces the spacious hallway and extended lounge with velux windows, front reception room with bay window, breakfast kitchen with additional reception room, utility, downstairs WC and office. First floor benefits from four double bedrooms and family bathroom and to finish off this beautiful home is the expansive rear garden with natural stone patio and ample lawn. 0.1 Mile from local shops and amenities, don't miss out on this fabulous home by calling Green and Company to arrange your viewing.

Approached via Tile Cross Road with in and out drive with block paving and wall boundary, leading into:-

**HALL** Which is a wonderful space and benefits Karndeian flooring, oak and glass doors to reception room, lounge and kitchen, stairs to first floor and understairs cloaks cupboard.

**RECEPTION ROOM** 11' 10" x 11' 10" (3.61m x 3.61m) With bay window to front, radiator, blinds and feature chimney breast.

**LOUNGE** 11' 10" x 20' 4" (3.61m x 6.2m) Has been extended and offers Karndeian flooring, feature fireplace, radiator, two velux windows to rear and french doors.

**KITCHEN** 7' 8" x 16' 5" (2.34m x 5m) With tiled flooring, gas hob, integrated oven, tiled splashback, velux window, spotlights, wood effect units and contrasting worktop, separate breakfast bar, coffee station and open to:-

**DINING ROOM** 7' 5" x 16' 5" (2.26m x 5m) With french doors to rear, blinds, radiator and tiled floor, and door to:-

**UTILITY ROOM** 7' 5" x 4' 3" (2.26m x 1.3m) With tiled floor and plumbing, door to:-

**WC** With sink, heated radiator, WC and wood door.

**OFFICE** 7' 5" x 7' 0" (2.26m x 2.13m) With window to front, blind, radiator, tiled floor.

**FIRST FLOOR** With landing benefitting from window to side, velux window and doors to bedrooms and bathroom.

**BEDROOM ONE** 9' 10" x 11' 9" (3m x 3.58m) Having bay window to front, blinds, fitted wardrobe, radiator.

**BEDROOM TWO** 11' 10" x 12' 11" (3.61m x 3.94m) Having window to rear, blinds, radiator.

**BEDROOM THREE** 7' 10" x 8' 0" (2.39m x 2.44m) PLUS 7' 5" x 8' 0" (2.26m x 2.44m) Is an extended room and benefits two windows to front, two radiators.

**BEDROOM FOUR** 7' 5" x 12' 7" (2.26m x 3.84m) With window to rear, radiator, blinds.

**BATHROOM** Is a generous space and benefits P-shaped bath, mixer shower, shower screen, back to wall WC and sink, heated towel rail, spotlights, laminate panelled walls.

**GARDEN** Is an impressive area and benefits from natural stone patio with wall leading down to expansive lawn with fenced boundaries and fenced rear with additional space for vegetable patch or man cave!

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data likely available for O2, limited for EE, Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000Mbps.

Networks in your area:- Openreach, Virgin Media, Brsk

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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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