



## Exel Drive

Tyseley

Birmingham

B11 3JG

Asking Price Of **£330,000**

*Four Bedroom House*

*Three-Storey End Terraced*

*Two Bathrooms + WC*

*Modern Build*



## Property Description

**DESCRIPTION** A modern, spacious four bedroom end terraced house set across three storeys. To the front of the property is a small grass garden area with a driveway to the side which will comfortably fit two cars, to the rear of the property is a garden. The ground floor comprises an entrance hallway with Kitchen/Diner, Living Room, and WC, off. The first floor features three bedrooms, two of which are doubles, and a family bathroom. On the second floor is a spacious master bedroom with ensuite bathroom. The property benefits from UPVC double glazing throughout and gas central heating.

**LOCATION** Exel Drive is located in Tysley and is perfectly placed for family living. There are a number of primary and secondary schools close by with The Olive School (Ofsted rated Outstanding) the closest primary, and Yardleys School the closest Secondary. Local amenities are all within walking distance, and there are a number public transport links within walking distance – Tyseley train station is approximately 0.4 miles away, and there are bus stops in the surrounding area.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band:** C

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.



## Floor Layout



Total area: approx. 106.9 sq. metres (1150.4 sq. feet)

Total approx. floor area 1,150 sq ft (107 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ

*James Laurence*  
**James Laurence**

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements