



# Tetley Road, Birmingham

## Offers In Excess Of £425,000

- DRIVEWAY & GARAGE
- HALLWAY
- KITCHEN DINER
- FIVE DOUBLE BEDROOMS
- REAR GARDEN
- PORCH
- TWO RECEPTION ROOMS
- GUEST CLOAKS
- FAMILY BATHROOM
- GARAGE

Tetley Road is a popular and conveniently located road which links between Shaftmoor Lane and Formans Road on the Sparkbrook and Hall Green borders.

Local shopping facilities can be found on the Stratford Road leading down to the Robin Hood Island and Hall Green Parade and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Hall Green is served by a railway station leading from Stratford Road.

There is a railway station at Hall Green, and local bus services run along the main Stratford Road and Shaftmoor Lane; both providing useful transport links for commuters.

An excellent location therefore for this extended semi detached property which is set back from the road behind a front driveway. Double opening UPVC double glazed doors open into the

### **PORCH**

Having entrance door leading to

### **HALLWAY**

Having ceiling light point, central heating radiator, laminate flooring, stairs rising to first floor landing and doors off to the under stair storage cupboard, two reception rooms, kitchen diner and

### **LOUNGE**

**14'5" into bay x 10'5" (4.39m into bay x 3.18m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and laminate flooring

### **EXTENDED LIVING/DINING ROOM** **24'11" x 10'5" max (7.59m x 3.18m max)**



Having double glazed French doors to rear garden with double glazed windows to either side, velux style window, ceiling light point, two central heating radiators, laminate flooring and door leading to

### **KITCHEN DINER**

**19'9" x 16'8" (6.02m x 5.08m)**

Having double glazed window to rear aspect, double glazed door to rear garden, a range of fitted units, roll top worksurface incorporating sink with mixer tap over, space for range cooker, ceiling light points, central heating radiator, laminate flooring and door to

### **INNER HALLWAY**

Having doors leading to garage and

### **GUEST WC**

Having ceiling light point, low level wc and extractor fan

### **FIRST FLOOR LANDING**

Having ceiling light point, doors off to the four double bedrooms, dressing room, family bathroom and stairs rising to second floor

### **BEDROOM ONE**

**15'2" x 10'5" (4.62m x 3.18m)**



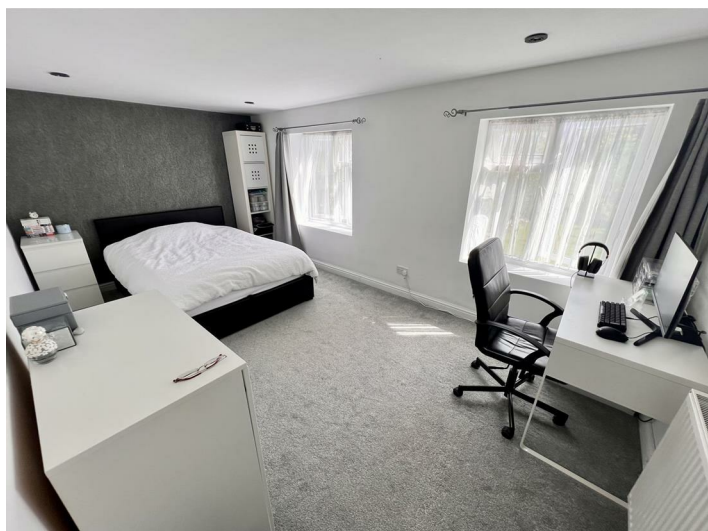
Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BEDROOM TWO**  
**12'7" x 10'5" (3.84m x 3.18m)**



Having double glazed window to front elevation, ceiling light point and central heating radiator

**BEDROOM THREE**  
**9'0" x 15'10" (2.74m x 4.83m)**



Having two double glazed windows to rear elevation, recessed lights and central heating radiator

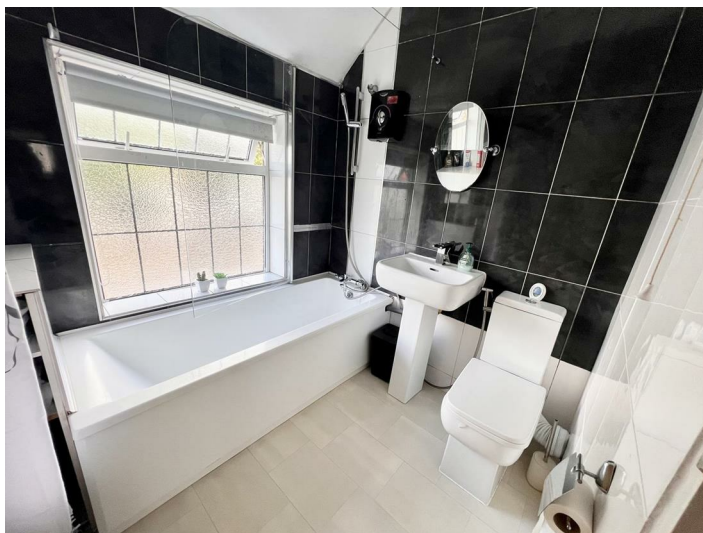
**BEDROOM FOUR**  
**15'9" x 8'10" (4.80m x 2.69m)**

Having double glazed window to front elevation, ceiling light point and central heating radiator

**DRESSING ROOM**  
**11'11" x 12'5" (3.63m x 3.78m)**

Having recessed lights and central heating radiators

**FAMILY BATHROOM**



Having double glazed window to front elevation, panel bath with mixer tap and electric shower over, pedestal wash hand basin, low level wc, ceiling light point, heated towel rail and tiled walls

**SECOND FLOOR**

Having stairs rising with doors off to loft conversion and

**BEDROOM FIVE**  
**16'10" x 12'3" (5.13m x 3.73m)**

(restricted head height) Having velux style windows, recessed lights, central heating radiator and fitted wardrobes and cupboards

**LOFT CONVERSION**

Currently unfinished which will give the new owner the chance to make the fantastic space work for their requirements

**GARAGE**  
**16'0" x 8'4" (4.88m x 2.54m)**

Having ceiling light point and double doors to the front off the property and door giving access into the property via the inner hallway

**REAR GARDEN**



Having paved patio with the rest laid mainly to lawn with borders to the side with an abundance of mature plants, shrubs and trees, outside tap and storage to the rear

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

### VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

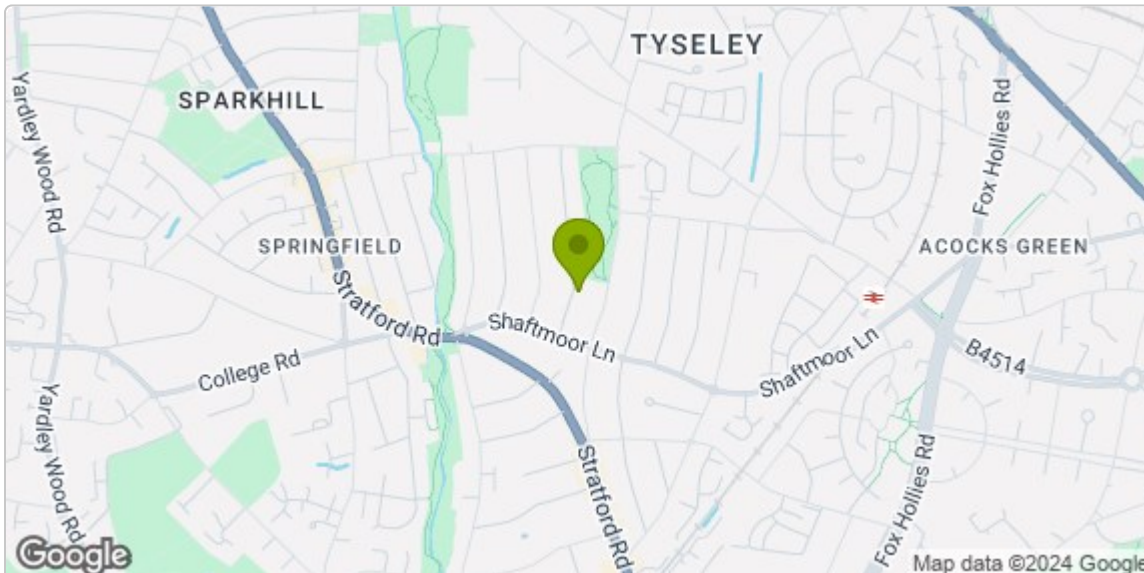
### COUNCIL TAX - Band C

### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
27 Tetley Road Birmingham  
B11 3BU

**Council Tax Band:** C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk