



St. Giles Road, Tile Cross

£220,000

- END TERRACED HOUSE
- NO ONWARD CHAIN
- RE FITTED KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REFURBISHED TO A HIGH STANDARD
- LOUNGE
- GUEST WC
- RE FITTED BATHROOM
- DRIVEWAY & GOOD SIZE REAR GARDEN

A deceptively spacious, refurbished end terraced house on a popular road in B33 with NO ONWARD CHAIN. This lovely property will make the perfect first time purchase and is in a great location near to shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge, kitchen/diner and guest WC to the ground floor. Upstairs there are three good sized bedrooms and the re fitted bathroom. Further benefiting from central heating, double glazing, driveway and good size rear garden.

FRONT

Off road parking via a concrete driveway and access to a UPVC opaque double glazed door to:-

ENCLOSED PORCH

Opaque double glazed window to the side, two storage cupboards, tiled floor, ceiling light point and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, radiator, fuse box, laminate flooring, power and light points

LOUNGE

16'1 x 12'6 (4.90m x 3.81m)



UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, laminate flooring, power and light points

RE FITTED KITCHEN/DINER 9'11 x 16'2 (3.02m x 4.93m)



The kitchen has been re fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink with a mixer tap and laminate splash backs. Fitted electric oven with an inset gas hob and extractor hood over, integrated dishwasher and space and plumbing for other appliances. Wall mounted boiler (concealed behind a cupboard), double glazed window to the front, radiator, laminate flooring, power and light points

GUEST WC

Re fitted with a low level flush WC and a guest sink. Opaque double glazed window to the front, tiled floor and ceiling light point

LANDING

Loft access, ceiling light point and doors to:-

BEDROOM ONE

9'8 x 13'4 (2.95m x 4.06m)



Double glazed window to the front, radiator, built in wardrobe, power and light points

BEDROOM TWO
8'6 min x 12'10 (2.59m min x 3.91m)



Double glazed window to the rear, radiator, built in wardrobe, power and light points

BEDROOM THREE
7'4 x 9'10 (2.24m x 3.00m)

Double glazed window to the rear, radiator, power and light points

RE FITTED BATHROOM
6'1 max x 8'10 max (1.85m max x 2.69m max)



Re Fitted with a paneled bath with a shower tap, rainfall shower head and shower screen, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail, airing cupboard, extractor fan and ceiling light point

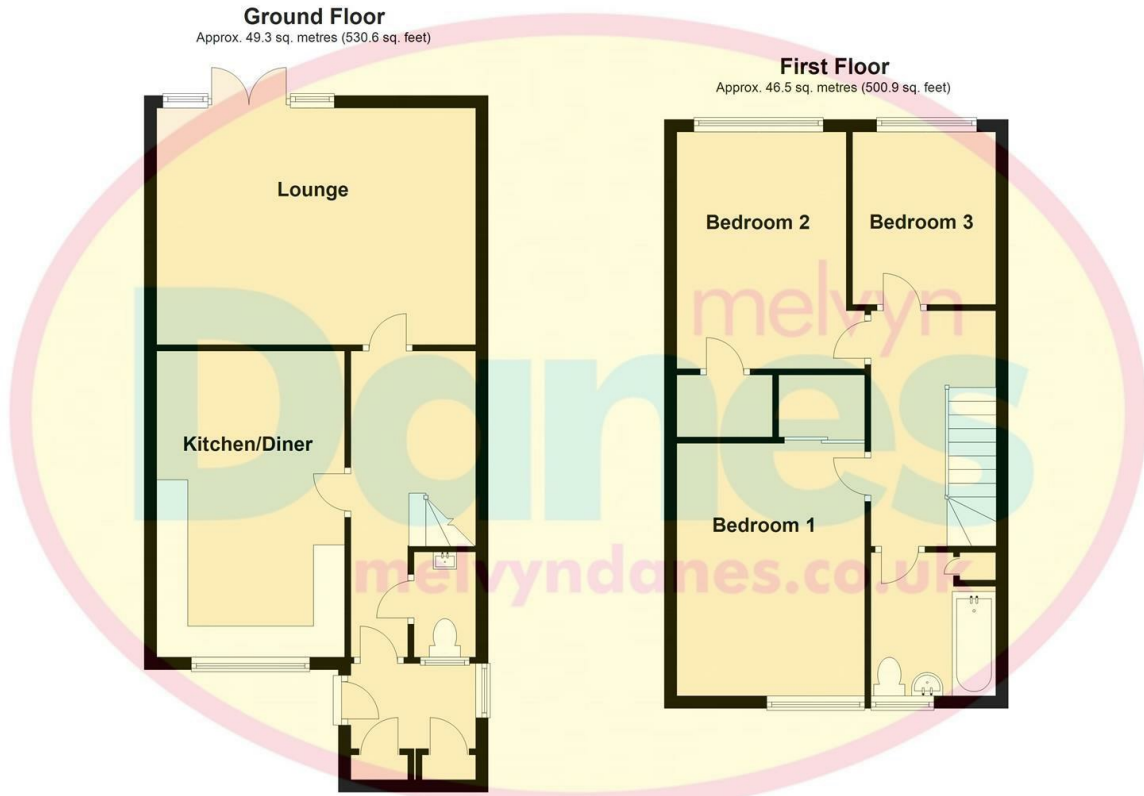
GOOD SIZE REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There is a brick built storage shed, fencing to the perimeter and a gated access leading to the front of the property.

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.



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

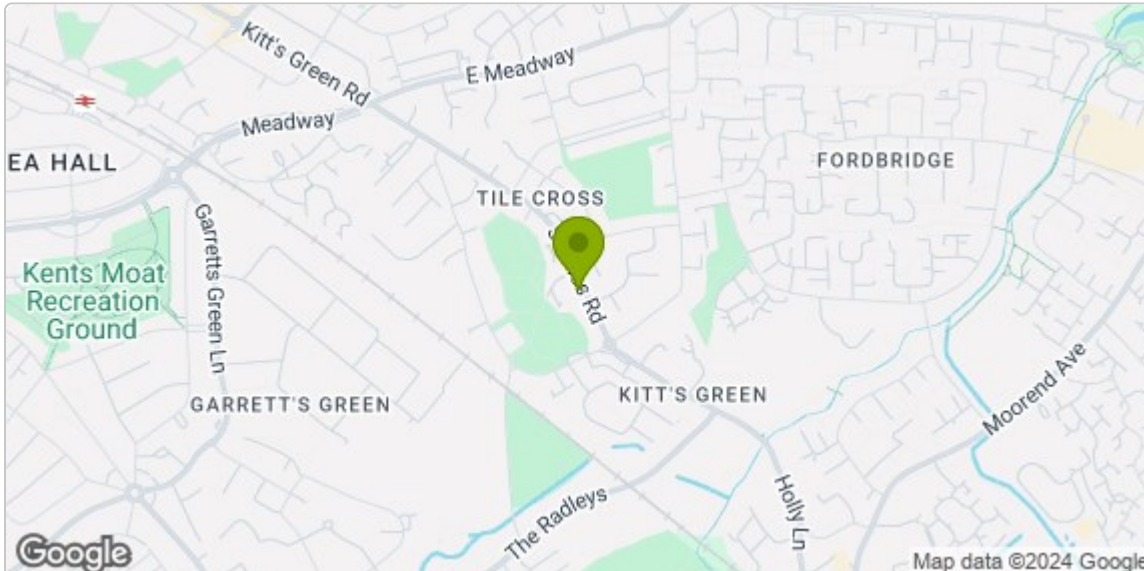
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Full Postal Address:
185 St. Giles Road Tile Cross
Birmingham B33 ONX

Council Tax Band: B

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |