



Tyburn Road, Erdington
Birmingham, B24 8NA

Offers in Excess of £200,000

Erdington

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Offered with 'No Upward Chain' this traditional extended three bedroom semi detached family home has been lovingly maintained and offers a wide range of amenities to include transport links to Birmingham by both road and rail and an abundance of local schooling and shopping.

The property briefly comprises; lawned foregarden with parking provided by driveway and side garage, entrance hallway with stairs to first floor, two reception rooms, breakfast room and fitted kitchen.

To the first floor are three bedrooms, two doubles and one single, and a family bathroom.

To the rear is a lean-to style conservatory with lawned gardens beyond having herbaceous borders.

Viewing via Paul Carr Erdington is highly recommended and by appointment only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
THIS EXTENDED THREE BEDROOM FAMILY HOME
BRIEFLY COMPRISES;

Porch

Hallway

Reception Room 4.75m (15'7") x 3.05m (10')

Reception Room 3.05m (10') x 2.21m (7'3")

Breakfast Room 2.61m (8'7") x 1.73m (5'8")

Kitchen 3.29m (10'10") x 2.53m (8'4")

Lean-to 2.65m (8'8") x 2.00m (6'7")

Garage 5.46m (17'11") x 3.51m (11'6")

Landing

Bedroom 1 3.35m (11') x 3.04m (10')

Bedroom 2 3.61m (11'10") max x 3.05m (10')

Bedroom 3 2.19m (7'2") x 1.74m (5'9")

Bathroom 2.53m (8'4") x 1.75m (5'9")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 30th May 2022

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

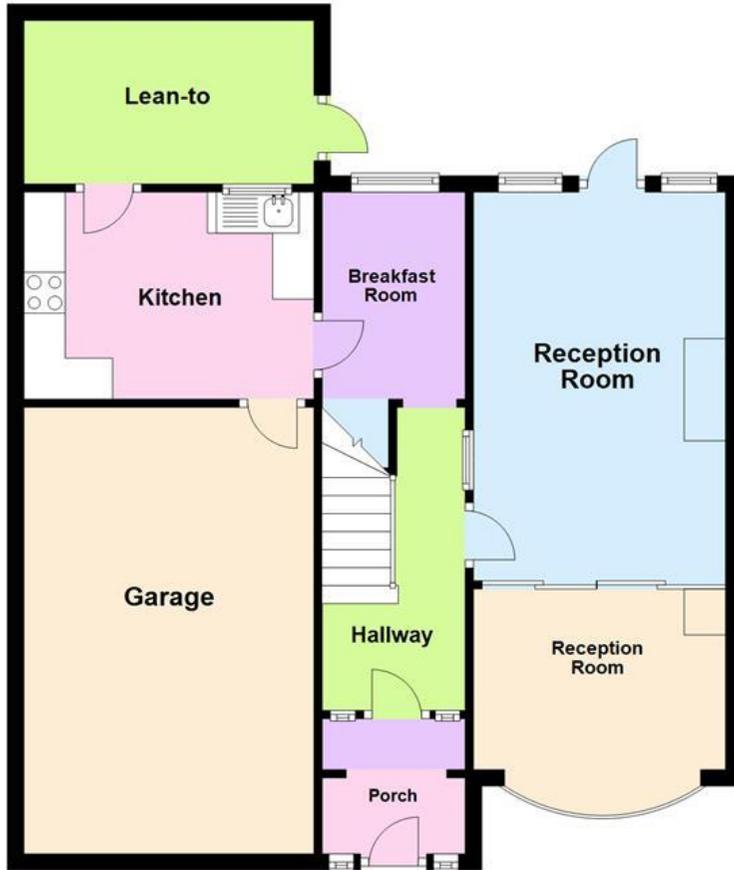
Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location



Ground Floor



First Floor

