



# Knights Road, Tyseley

## Offers Around £160,000

- END TERRACE HOUSE
- NO ONWARD CHAIN
- KITCHEN
- THREE BEDROOMS
- DOUBLE GLAZING
- REQUIRES UPDATING
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- CENTRAL HEATING
- FRONT & REAR GARDENS



An end terrace property requiring updating which is in a convenient and popular location, the house would make an ideal first time purchase or investment. The property comprises; Two reception rooms, kitchen, ground floor bathroom and three bedrooms. Benefitting from central heating, double glazing, front and rear gardens. No onward chain.

### FRONT

Gated foregarden with hedge to perimeter, UPVC double glazed door into;

### ENCLOSED PORCH

Hardwood glazed door into;

### FRONT RECEPTION

**11'3 x 11'9 (3.43m x 3.58m)**



Double glazed bay window to the front, radiator, gas fire with hearth, cupboards housing gas and electric meters, ceiling light and power points, glazed door into;

### REAR RECEPTION

**11'02 x 11'09 (3.40m x 3.58m)**



Double glazed window to the rear, radiator, feature fire surround with gas fire, ceiling light and power points, glazed door into;

### LOBBY

Stairs to the first floor.

### KITCHEN

**11'10 x 6' (3.61m x 1.83m)**



Being fitted with a selection of eye level, base and drawer units with work surface over incorporating stainless steel sink and drainer unit with mixer tap over and tiling to splash prone areas. Space and plumbing for gas cooker and appliances. Double glazed window to the rear, ceiling light and power points, door into;

### LOBBY

Double glazed door to rear garden, storage cupboards, ceiling light and door into;

### BATHROOM

**5'9 x 6'6 (1.75m x 1.98m)**



Being fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Opaque double glazed window to the side, radiator, tiled to full height throughout and ceiling light point.

### LANDING

Double glazed window to the side, loft access, ceiling light and power points, doors into;



**BEDROOM ONE**  
**11'4 x 10'2 (3.45m x 3.10m)**



Double glazed window to the front, radiator, ceiling light and power points.

**BEDROOM TWO**  
**8'4 x 11'10 (2.54m x 3.61m)**



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

**BEDROOM THREE**  
**6'2 x 8'8 (1.88m x 2.64m)**



Double glazed window to the rear, wall mounted 'Ferrol' combi boiler, ceiling light and power points.

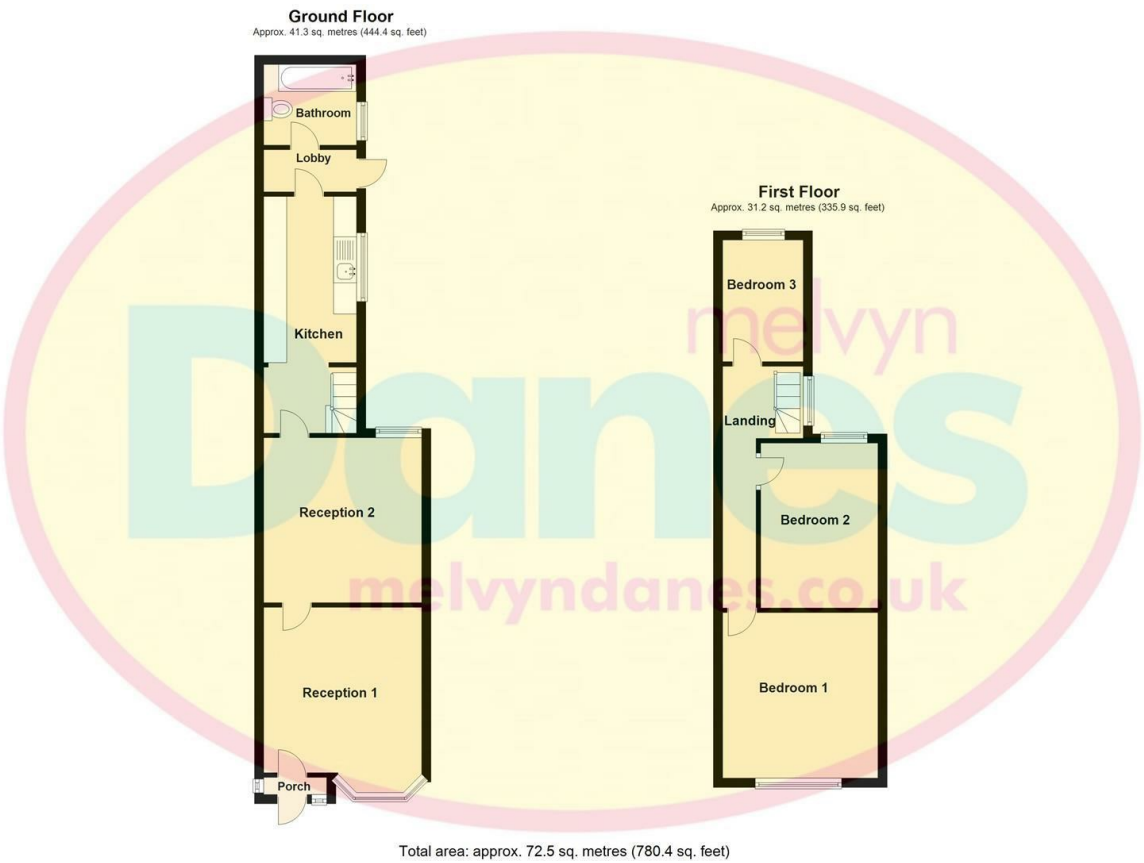
**REAR GARDEN**



Having a concrete path leading to lawn area, shrub borders, fencing to perimeters and gated side access.

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.



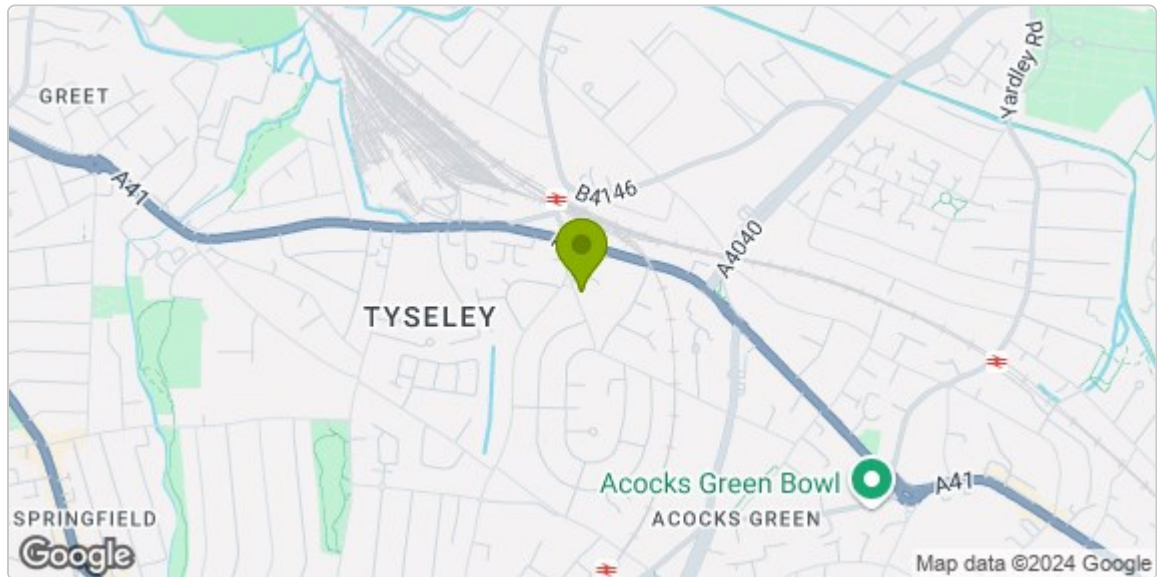
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: A

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:  
62 Knights Road Tyseley  
Birmingham B11 3QA

Council Tax Band: A

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