



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 hostelries 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.



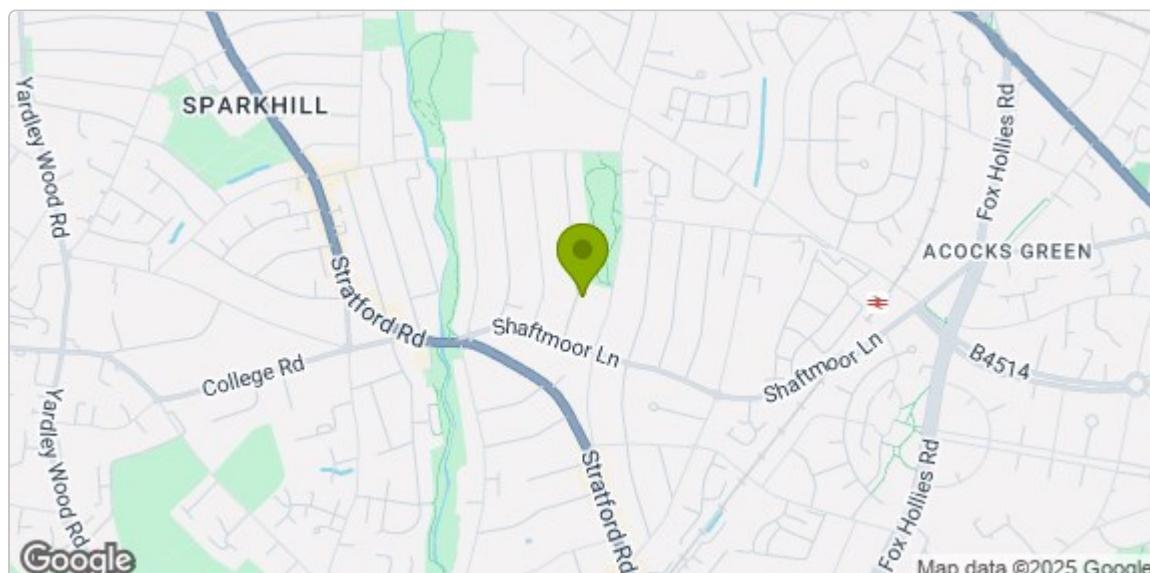
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	81
EU Directive 2002/91/EC			