



Tibbats Close, Birmingham B32 3TF

welcome to

Tibbats Close, Birmingham

*** MID - TERRACED *** THREE - BEDROOMS *** LOUNGE *** REAR GARDEN *** DOWNSTAIRS W/C *** CONVERTED GARAGE - NOW AN OFFICE

**** PERFECT HOME FOR FAMILIES ***

Agent Note

This property is council tax band A.

Property Key Features:

- * New main house roof
- * New garage/office roof
- * Converted garage now used as a versatile fourth room/home office, with insulated walls/roof, electric radiator and custom feature lighting
- * Double glazing throughout the property
- * New double-glazed patio doors from the living room into the rear garden
- * Rear garden professionally transformed from three separate tiers into one fully usable level space
- * Extensive rear garden improvements, creating a large, attractive, low-maintenance paved outdoor area
- * New rear fencing
- * Outdoor electric sockets
- * Large rear garden storage cupboard
- * Premium electric rear garden awning with built-in lighting
- * Built-in electric vehicle charging point installed on the side garage wall
- * Council Tax Band A

Entrance Porch

Door to office, front door into entrance hall, double door cupboard.

Office

15' x 7' 8" (4.57m x 2.34m)
(was previously a garage). New roof, laminate flooring, 3 tube lights, electric points, custom feature lighting.

Entrance Hall

Doors to w/c, kitchen/diner & living room, stairs to first floor.

W/C

Low level flush w/c, wash hand basin, cupboard.

Kitchen/Diner

16' 2" x 10' 8" (4.93m x 3.25m)
Double glazed window to front, central heating radiator, custom feature lighting, with LED lighting built into the lower kitchen panels to create a low-level ambient effect, in addition to the traditional switch lighting already in the kitchen, range of wall and base units with worktops over, tiles to splash-prone areas, space for free standing cooker, space for fridge freezer, built in wine fridge, space for dishwasher, plumbing for washing machine, central heating radiator.

Lounge

16' x 12' 4" (4.88m x 3.76m)
Double glazed double doors to rear garden, carpet, ceiling light connections, feature marble fire surround with inset log fire, 2 wall lights, central heating radiator.

Landing

Doors to all three bedrooms & bathroom, carpet, loft access.

Bedroom 1

13' 1" x 9' 9" (3.99m x 2.97m)
Double glazed window to front, carpet, built in wardrobe, central heating radiator, ceiling light connection.

Bedroom 2

12' 11" x 9' 9" (3.94m x 2.97m)
Double glazed window to rear, carpet, built in wardrobe/cupboard, central heating radiator, ceiling light connection.





Bedroom 3

9' 9" x 7' 3" (2.97m x 2.21m)

Double glazed window to rear, carpet, central heating radiator, ceiling light connection.

Bathroom

6' x 6' (1.83m x 1.83m)

Double glazed frosted window to front, central heating radiator, ceiling light connection, vinyl flooring, bath with shower over & glass screen door, wash hand basin with hot & cold taps, low level flush w/c, fully tiled walls.

Front Garden

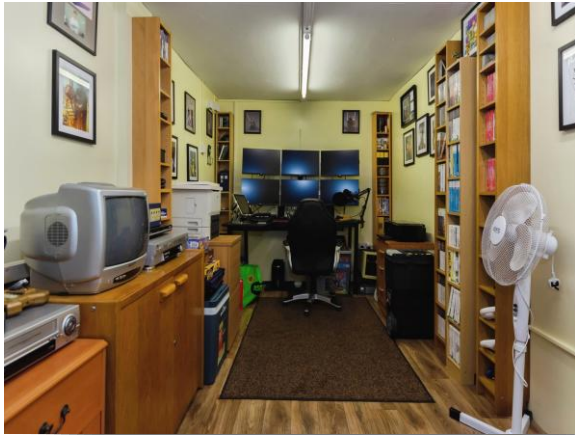
Block-paved frontage, fencing surrounds.

Rear Garden

A large, low-maintenance landscaped rear garden with paved seating/entertaining area, raised planting area, new fencing, outdoor sockets, storage and premium electric rear garden awning with built-in lighting.

Parking

On-street parking.



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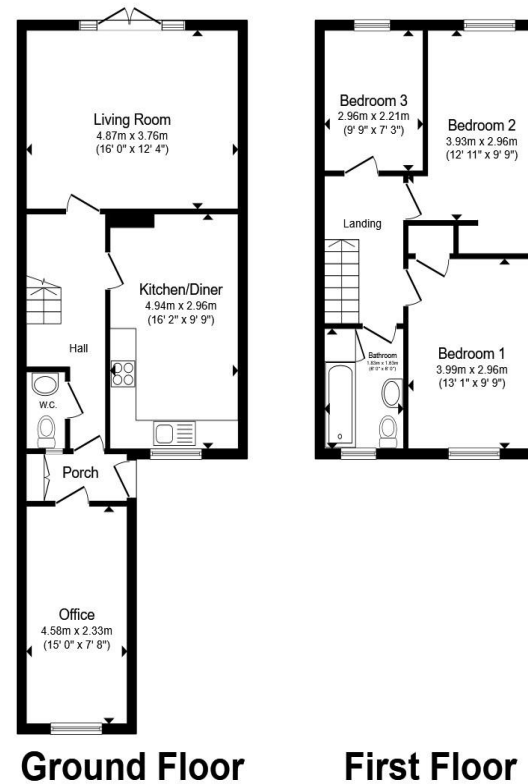
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Tenure: Freehold EPC Rating: C
Council Tax Band: A

£250,000



Total floor area 96.7 m² (1,041 sq.ft.) approx

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