



smarthomes

## Tynedale Road Tyseley, Birmingham

- A Two Double Bedroom Semi-Detached Property
- Fitted Kitchen & Ground Floor Shower Room
- East Facing Rear Garden
- Living Room

**Offers Over £170,000**

Current EPC Rating - 32  
Current Council Tax Band - A





### **Property Description**

A two double bedroom semi-detached property situated in a most convenient location and offering accommodation comprising a living room, fitted kitchen, ground floor shower room and rear garden



## Rooms & Measurements

Living Room to Front 4.29m x 3.38m (14'1" x 11'1")

Fitted Kitchen to Rear 3.66m x 2.18m (12'0" x 7'2")

Rear Lobby Area

Ground Floor Shower Room 1.73m x 1.42m (5'8" x 4'8")

Bedroom One to Front 4.62m x 2.24m (15'2" x 7'4")

Bedroom Two to Rear 3.73m x 2.46m (12'3" x 8'1")

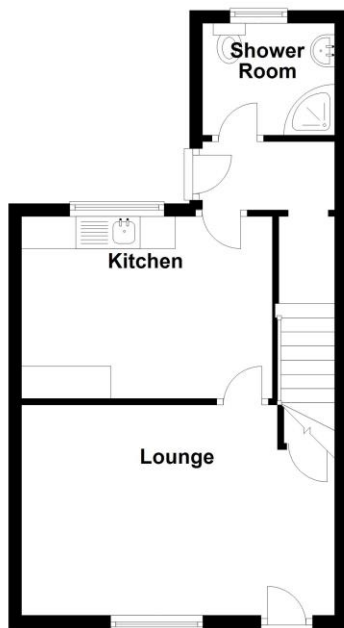
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

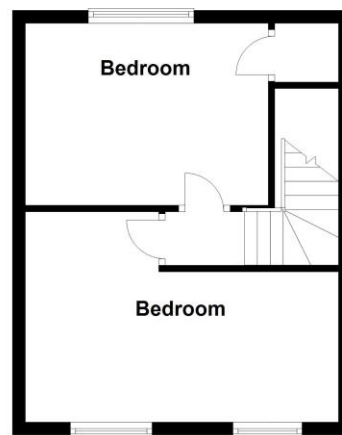
Current council tax band – A



**Ground Floor**



**First Floor**



Total area: approx. 66.3 sq. metres (714.0 sq. feet)

316 Stratford Road  
Shirley  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.