



**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**

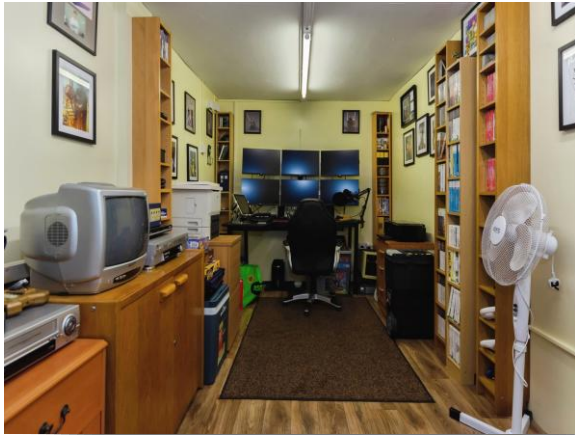
Block-paved frontage, fencing surrounds.

### **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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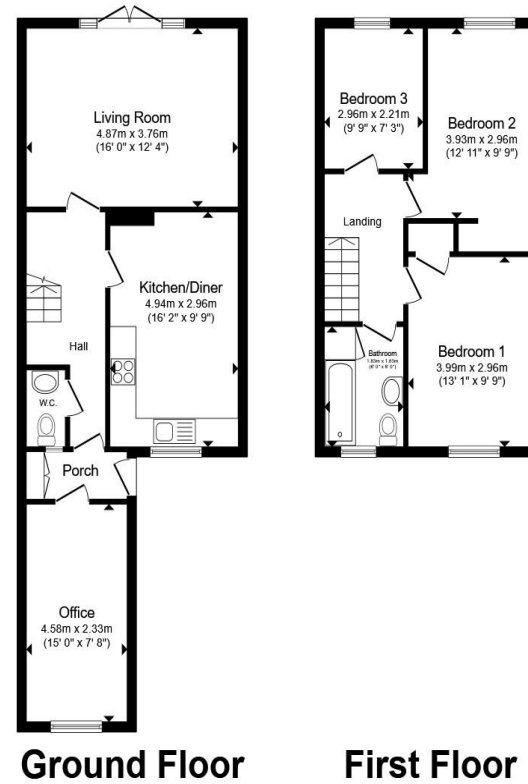
## Tibbats Close, Birmingham

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

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

PRICE:

**£225,000**



Total floor area 96.7 m<sup>2</sup> (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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