

FOR SALE



Electric Way, Tyseley

3 Bedrooms, 2 Bathroom, Mid Terraced House

Offers Over £260,000


MARTIN&CO



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3 Bedrooms, 2 Bathroom

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- Immaculate Three Bedroom Mid Townhouse
- Master Bedroom with Ensuite
- Feature Fitted Kitchen/Breakfast Room
- Spacious Lounge



OVERVIEW I am pleased to present to the market this immaculate terraced property, which is now available for sale. This home is an ideal purchase for both families and couples, promising a serene and comfortable living environment.

The property features an impressive suite of rooms. There are three bedrooms in total, including a master double bedroom with an ensuite and built-in wardrobes, another double bedroom, and a single bedroom. These rooms are all well-proportioned and filled with natural light, offering ample space for relaxation and rest.

The heart of the home is the open-plan kitchen, fitted with modern appliances, and a generous dining space. It is a perfect setting for preparing family meals and entertaining guests. Additionally, the property includes a single reception room, perfect for family gatherings or quiet evenings in.

This property also boasts a downstairs cloakroom with a w.c. and there is no upward chain, making it an ideal first-time buy.

As for the location, the property is situated in a quiet area with easy access to public transport links and local amenities. Schools and parks are also nearby, making it an ideal setting for families with children.

One of the unique features of this property is its parking availability, a significant advantage for those with vehicles.

In summary, this property is a fantastic opportunity for those seeking a well-located, spacious and modern home. Its immaculate condition and array of features make it a must-see. Arrange a viewing today to fully appreciate this exceptional property.



APPROACH The property stands back from the road behind block paved driveway providing parking for two vehicles. A composite entrance door opens to:

GROUND FLOOR

ENTRANCE HALL with wood effect flooring, radiator, built in storage unit and stairs to the first floor.

GUEST CLOAKROOM having low level w.c., pedestal wash hand basin, radiator and obscure double glazed window at front.

LOUNGE 14' 2" x 12' 0" max (4.32m x 3.66m) with double glazed window at front, radiator, good sized under stairs storage cupboard off and door to:

FEATURE KITCHEN/BREAKFAST ROOM 15' 3" x 9' 3" (4.65m x 2.83m) having a range of contemporary soft close base and wall units with work surface areas having tiled splashbacks with inset one and a half bowl sink unit and built in four ring gas hob unit with oven

under and extractor hood over. There is also integrated dishwasher and washing machine, wood effect flooring, radiator, double glazed window together with double glazed double doors opening to the rear patio area.

FIRST FLOOR

LANDING with large linen cupboard off and from where access can be gained to the loft space.

MASTER BEDROOM 11' 11" x 9' 6" (3.65m x 2.91m) having radiator, built in wardrobe/storage cupboard and double glazed window at front.

EN SUITE SHOWER ROOM with fitted shower cubicle, pedestal wash hand basin, low level w.c., radiator and obscure double glazed window to the rear.

BEDROOM TWO 8' 11" x 7' 6" (2.73m x 2.30m) with double glazed window to the rear and radiator.



BEDROOM THREE 7' 6" x 5' 11" (2.29m x 1.81m) currently used as a dressing room with radiator and double glazed window.

FAMILY BATHROOM being fully tiled with complimentary floor tiling and fitted with panelled bath having shower over, pedestal wash hand basin, low level w.c., radiator and extractor fan.

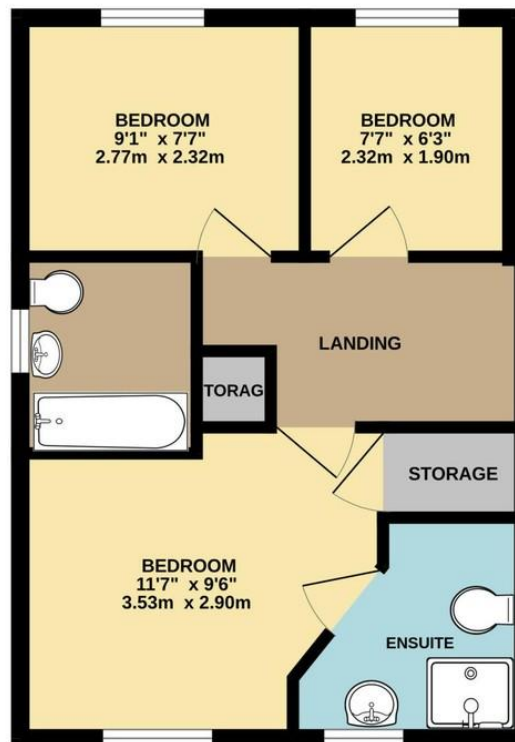
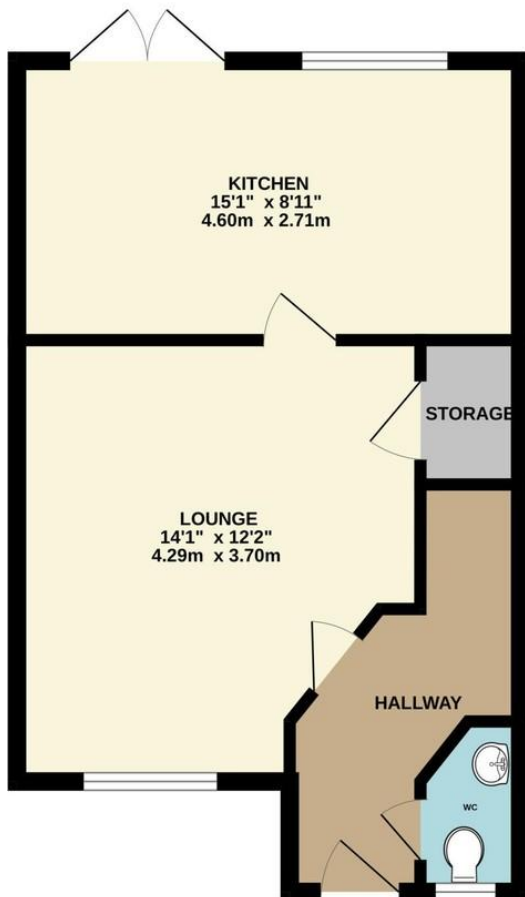
OUTSIDE To the rear is a well maintained garden having covered paved patio ideal for entertaining with lawn beyond, hardstanding for garden shed and pathway to the rear/side which gives access to the front.

TENURE We are advised by the vendors that the property is **FREEHOLD** (subject to verification by your solicitor).



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 97 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.