



**59 Tillyard Croft, Bournville Village Trust, B29 5AH**

**Offers in the region of £550,000**

**EPC: D**





THE VERY SPACIOUS MODERN DETACHED RESIDENCE OFFERING OUTSTANDING FOUR BEDROOMED accommodation along with NO CHAIN. With three Reception Rooms, large Conservatory/Garden Room and enjoying attractive location on the sought after Bournville Village Trust Estate. Ideally placed for the University of Birmingham School and convenient for access to the Queen Elizabeth and Birmingham University. EP Rating D.

DIRECTIONS

From the Selling Agent's Offices in Church Road, Northfield proceed up Church Road and at the traffic lights, turn right on to the main A38 Bristol Road South toward Selly Oak. Proceed towards Selly Oak and after some distance, take the next turning on the left after Middle Park Road into Witherford Way. At the end of Witherford Way, turn right into Shenley Fields Road and then first right into Tillyard Croft. Fork left within Tillyard Croft where the property is located on the right hand side.

LOCATION

This property enjoys a most attractive location in Tillyard Croft, Selly Oak forming part of the very well thought of and much sought after Bournville Village Trust Estate.

The property is conveniently situated for access to local amenities including well thought of local Schools, public transport services and parks and gardens.

The property is also conveniently situated for access to Birmingham University, the Queen Elizabeth Hospital in Selly Oak, the Royal Orthopaedic Hospital in Northfield and the Cadbury Works in Bournville.

SUMMARY

- \* Very spacious modern Freehold Detached residence located on the sought after Bournville Village Trust Estate
- \* Convenient for access to Birmingham City Centre, Birmingham University, local Hospitals and the Cadbury Works at Bournville
- \* Vacant Possession - No Upward Chain
- \* Internal Modernisation and Improvement ideally required
- \* Enclosed Porch & spacious Reception Hall with Guests W.C off
- \* Superb Lounge, separate Dining Room, Study & large Double Glazed Conservatory/Garden Room
- \* Breakfast Kitchen with sink unit and extensive range of Kitchen fittings with work surfaces, fireplace with gas fired stove and fitted 'Rangemaster 110' gas Range with cooker hood over. Separate Utility off.
- \* Master Bedroom with En Suite Shower & Toilet off
- \* Three further large Bedrooms & Family Bathroom offering white suite with corner bath, wash basin in vanity unit and low level w.c suite
- \* Driveway to Front providing good off street car parking and leading to
- \* Double Garage
- \* Gardens to Front & Rear

GENERAL INFORMATION

Tenure: The Agent understands that the property is Freehold.  
Heating & Glazing: Gas fired ducted warm air central heating is installed.  
Windows comprise a mix of UPVC double glazed windows and single glazed windows.







GROUND FLOOR

Large Enclosed Porch

Spacious Reception Hall  
18' 4" x 12' 6" (5.59m x 3.81m) max & 7' 6" (2.29m) minimum

Guests W.C.

Study (Front)  
10' 3" x 9' 6" (3.12m x 2.90m)

Superb Lounge (Rear)  
20' 0" (6.10m) plus wide bay x 16' 3" (4.95m)

Conservatory/Garden Room  
15' 9" x 11' 0" (4.80m x 3.35m)

Dining Room (Rear)  
14' 6" (4.42m) plus wide bay x 10' 9" (3.28m)

Inner Hall  
With storage cupboard and boiler cupboard off and leading to

Breakfast Kitchen  
16' 0" x 14' 3" (4.88m x 4.34m)

Separate Utility  
6' 6" x 6' 6" (1.98m x 1.98m)

FIRST FLOOR

Bright & Spacious Landing

Master Bedroom One (Rear)  
18' 6" (5.64m) into wardrobes x 11' 9" (3.58m)  
Leading to

En Suite Shower Room & Toilet

Bedroom Two (Rear)  
17' 9" x 12' 6" (5.41m x 3.81m)

Bedroom Three (Rear)  
14' 0" (4.27m) plus recess x 12' 6" (3.81m) into wardrobes

Bedroom Four (Front)  
11' 9" x 9' 6" (3.58m x 2.90m)

Storage Cupboard

Large Airing Cupboard

Large Family Bathroom with Jacuzzi Bath

OUTSIDE

Attractive Gardens to Front & Rear

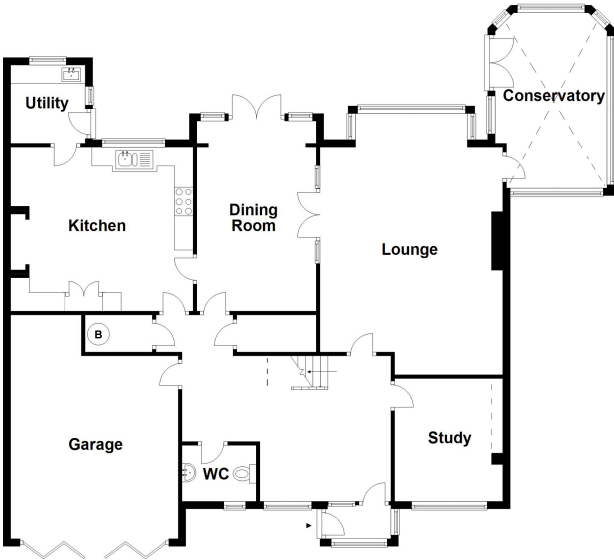
Driveway to Front

Double Garage  
20' 0" (6.10m) max & 16' 6" (5.03m) minimum x 14' 9" (4.50m)

59 Tillyard Croft,  
Selly Oak, B29 5AH

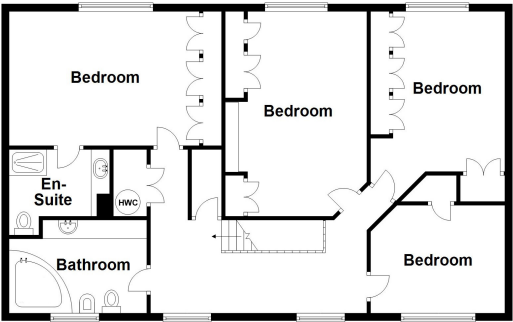
Ground Floor

Approx. 154.7 sq. metres (1664.7 sq. feet)



First Floor

Approx. 107.7 sq. metres (1158.8 sq. feet)



Total area: approx. 262.3 sq. metres (2823.5 sq. feet)  
Not to scale. For illustrative purposes only





## THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

## FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

## GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

## REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.



