



Black and White
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53 FASTMOOR OVAL, TILE CROSS, BIRMINGHAM, B33 0NR
OFFERS IN EXCESS OF £240,000





3 Bedroom Property on Fastmoor Oval B33, this one is not to be missed! ****NO UPWARD CHAIN****
Modern semi-detached property close to local amenities, bus routes and set in a quiet location in Tile Cross. The property has a good sized modern kitchen / diner and utility area ideal for family living. There are 3 bedrooms, 2 reception rooms and modern family bathroom and is uPVC double glazed throughout. Outside is cleanly presented with a block paved driveway, space for 2 vehicles, secure access down the side of the property to the enclosed rear garden mainly laid with Astro Turf with a patio and courtyard area offering a variety of plants and shrubs making this a low maintenance garden. Medium sized shed.

The property is close to schools, shops and transport links including Marston Green Train Station and Birmingham Airport just a short drive away.



Ground Floor

On approach there is a block paved driveway suitable for 2 Cars

Porch Large porch entrance, with warranty remaining, laid with hard wearing floor.

Entrance Hall Large cloak cupboard, stairs to first floor, access door to -



Reception Room 4.26m (14') x 2.35m (7'9") Good sized room used as a TV Room / additional lounge. Views to the front of the property via a bay window.

Lounge Fitted carpet and laminate combination, walk in storage cupboard with power and light, access door to reception room 2, utility area and patio door to kitchen / diner. Radiators and Electric (gas flame effect) fire.



Kitchen/Diner 6.70m (22') x 2.00m (6'7") fitted with a contemporary range of base and eye level units providing ample storage for any family. 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, washing machine, tumble dryer and dishwasher included, built-in eye level electric double oven and built in induction hob, double radiator, door to lounge entrance and patio to main lounge, double glazed French doors giving access to the rear garden.

First Floor



Landing Landing with elegant handrail and reinforced glass banister, airing cupboard housing central heating and hot water boiler and access hatch to the loft.

Shower Room Fitted with three-piece suite comprising shower cubicle, vanity wash hand basin with base cupboards and low-level WC, uPVC double glazed window to front, radiator, sliding door.



Bedroom 1 4.05m (13'3") x 3.83m (12'7") large double room with view of the rear of the property, with radiator and storage heater.

Bedroom 2 3.67m (12') x 2.67m (8'9") large double room with view of the front of the property, double radiator.

Bedroom 3 3.11m (10'2") x 2.8m Currently used as a walk in wardrobe room but can be easily transformed into a single bedroom

LOFT SPACE The loft is half boarded, fully insulated and has pull down ladder for access .

BATHROOM Bathroom Family bathroom fitted with three-piece suite comprising shower cubicle, vanity wash hand basin with base cupboards and low-level WC, radiator, sliding door to landing.



OUTSIDE: Secure access from the front of the Property to the rear. Block paved driveway, with parking space for two plus cars. Enclosed rear garden mainly laid with Astro Turf , variety of plants and shrubs.

