

FREEHOLD

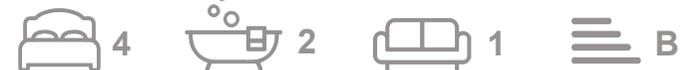


# BU HOMES

Offers in the region of  
**£365,000**

**ELECTRIC WAY,  
TYSELEY, B11 3NJ**

- Spacious Three Storey Property
- Convenient Residential Location
- Dining Kitchen
- Family Bathroom & En-Suite
- Low-Maintenance Garden
- Popular Modern Development
- Guests WC & Full Width Lounge
- Four Excellent Bedrooms
- Off-Road Parking
- 3yrs Remaining NHBC Warranty



A spacious four bedroom semi-detached family home enjoying a pleasant position within a popular modern residential development with a private outlook at the rear. Built in 2019 by Persimmon Homes, the property also benefits from having approximately three years remaining on the NHBC warranty.

The well-presented accommodation is arranged over three storeys with the ground floor briefly comprising a guests WC, a full-width lounge and a dining kitchen; upon the first floor there are three excellent bedrooms and a family bathroom whilst the top floor boasts a large dual aspect master bedroom with an en-suite shower room.

Outside, there is off-road parking for two vehicles to the fore and an attractive low-maintenance landscaped garden behind which includes a large sheltered seating area.

The property is conveniently situated approximately half a mile from the A41 Warwick Road and Tyseley Railway Station making the location ideal for commuters. There are also a good selection of schools nearby including Yardleys Secondary School and the highly rated Olive Primary School, both just a short stroll away.

Call us on

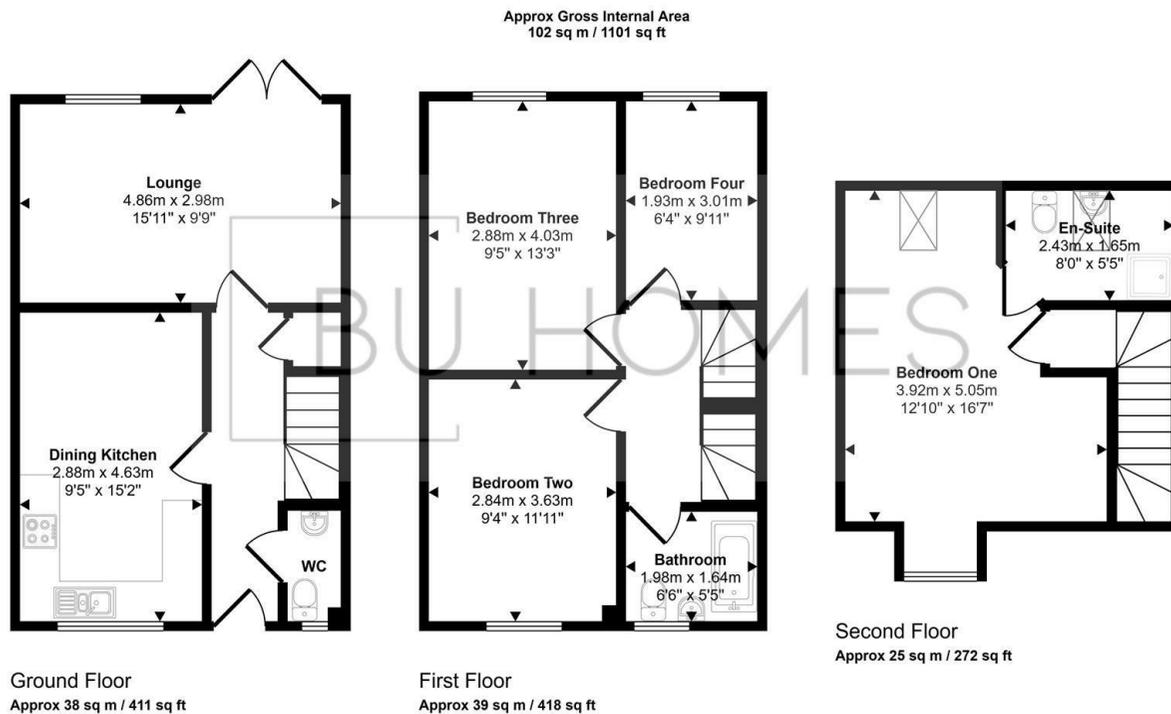
0121 7784443

info@buhomes.co.uk

www.buhomes.co.uk

Council Tax Band

C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

