



42 Tomlan Road, Birmingham
Birmingham

Offers Over £325,000



NO ONWARD CHAIN – A beautifully renovated and stylishly presented three-bedroom semi-detached home, ideally located in West Heath, Birmingham. This impressive property features a contemporary kitchen, lounge, utility room, newly fitted shower room, landscaped rear garden with summer house, ample driveway parking, and an integral garage. The property is set back from the road and accessed via a driveway that provides ample off-road parking for multiple vehicles, as well as direct access to the integral garage.

Upon entering through the porch, you're welcomed into a bright and inviting entrance hallway. From here, a door leads into the spacious L-shaped lounge, featuring sliding doors that open onto the rear garden—perfect for indoor-outdoor living. Another doorway from the hallway opens into the dining area, which flows seamlessly into a contemporary kitchen. The kitchen is thoughtfully designed with slate worktops, a breakfast bar, space for a range cooker, and an integrated dishwasher. A further door leads into a utility room, complete with plumbing for laundry appliances, and access to a guest WC.

Additional features on the ground floor include a convenient under-stairs storage cupboard and internal access to the garage.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, including a spacious master with fitted wardrobes, a generous second double, and a versatile third bedroom ideal as a nursery or home office. A newly refitted shower room completes the upper floor.

The landing also leads to a fully boarded loft, accessed via a drop-down ladder, offering excellent storage space.

Externally, the property boasts a delightful tiered rear garden, thoughtfully landscaped for both relaxation and functionality. The garden begins with a paved patio area and lawn, ideal for outdoor seating, with steps ascending to a gated fence that opens onto a second lawned area. This area features a covered seating space, ideal for alfresco dining or entertaining guests, along with an outdoor kitchen and BBQ worktop area for added convenience. A standout feature is the versatile summer house, which benefits from electric supply and insulation—currently used as a home office, it also offers potential as a gym, playroom, or creative studio. The garden further benefits from a chicken run and a garden kitchen, and is fully enclosed with fenced boundaries.

Situated on the well-established Tomlan Road in Birmingham, this property benefits from a convenient residential setting close to a range of local amenities. The area offers excellent transport links, with nearby bus routes and easy access to major road networks including the M6 and A34, making commuting straightforward. Families will appreciate the proximity to reputable schools, parks, and community facilities. Additionally, Tomlan Road is just a short distance from Birmingham city centre, providing access to shopping, dining, and entertainment options while maintaining a peaceful suburban feel.

Lounge - 4.96m x 5.77m

Kitchen - 6.79m x 2.32m

Dining Room - 3.55m x 2.29m

Utility - 2.63m x 2.32m

WC - 1.49m x 1.30m

Garage - 4.49m x 2.29m

Summer House - 2.85m x 2.45m

Stairs To First Floor Landing

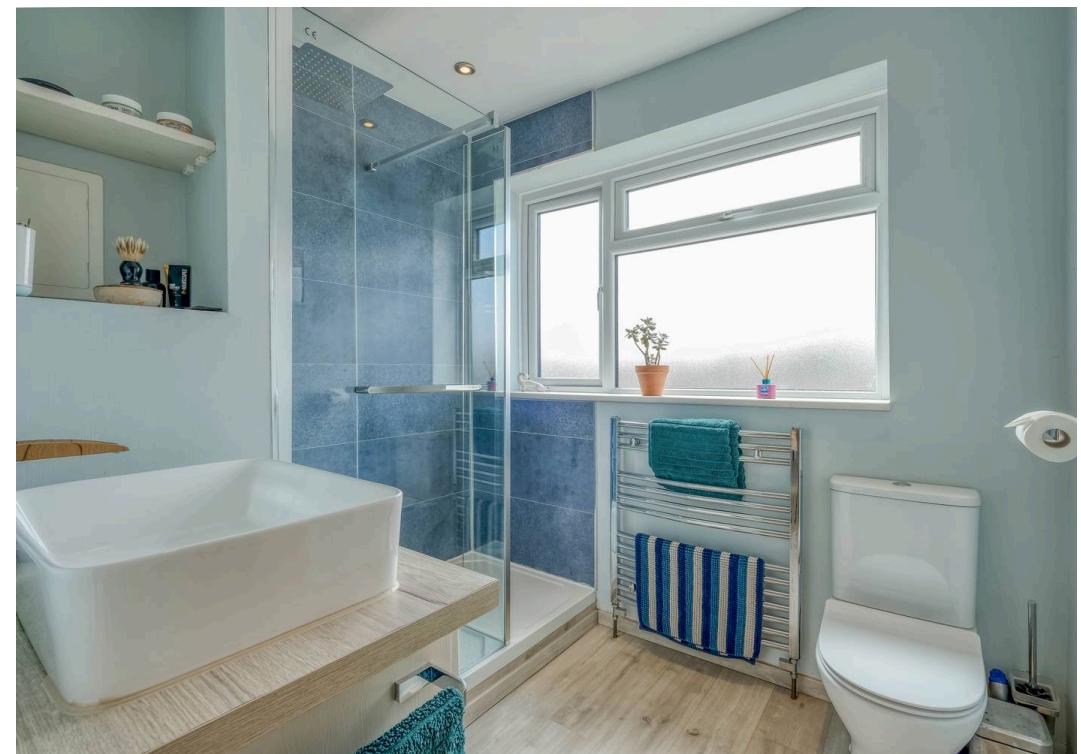
Master Bedroom - 4.73m x 3.35m

Bedroom 2 - 3.66m x 3.35m

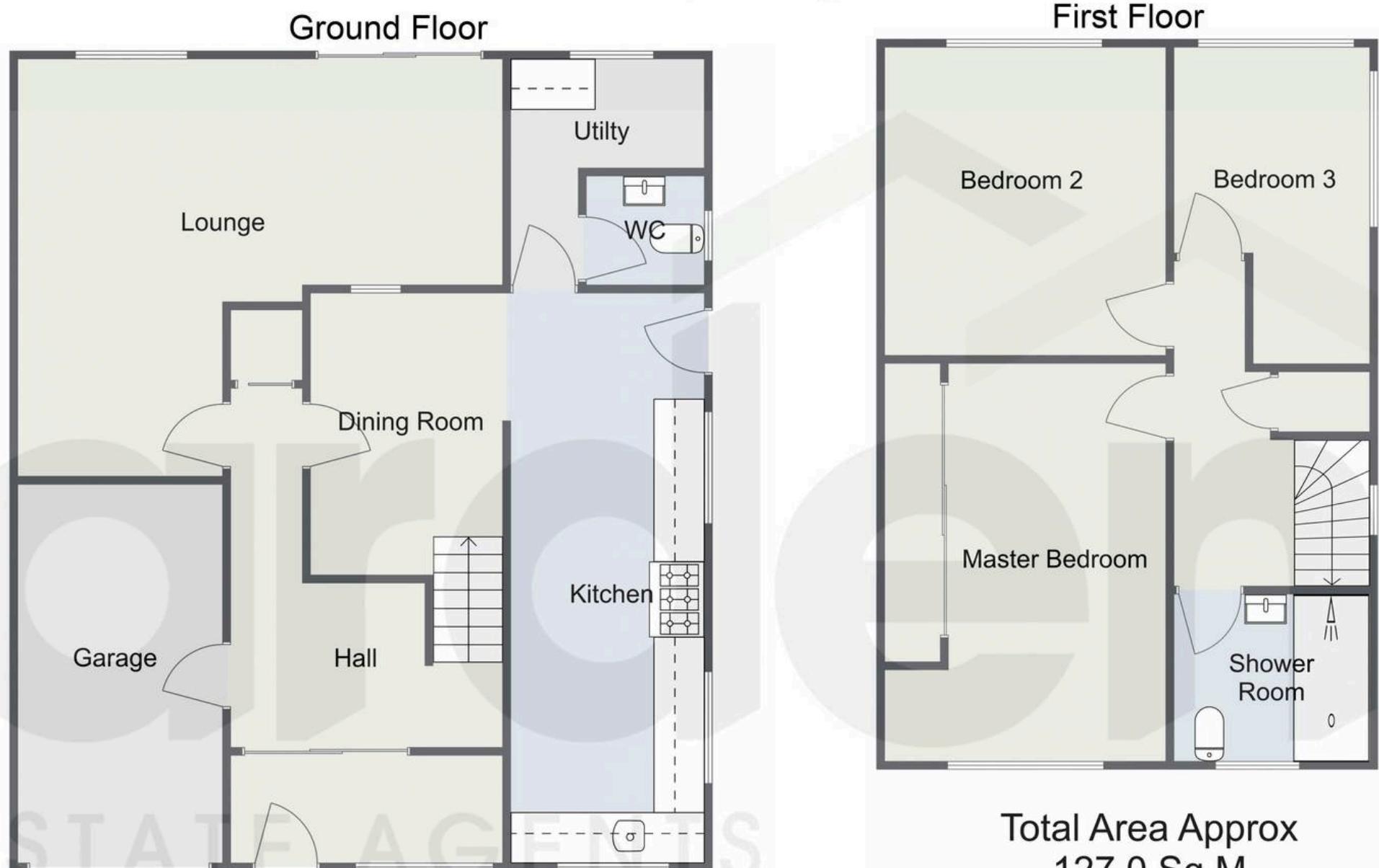
Bedroom 3 - 3.77m x 2.33m

Shower Room - 1.98m x 2.33m

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Tomlan Road, Birmingham



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



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