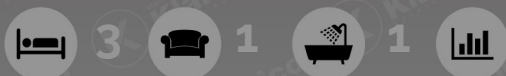


Templefield Gardens,



£240,000

Templefield Gardens,

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Reception Room
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Welcome to Templefield Gardens, Birmingham - a charming semi-detached house with great potential! This well-designed property boasts a spacious 739 sq ft of living space, perfect for a family looking for a new home. With 1 reception room, 3 bedrooms, and 1 bathroom, there's plenty of room for everyone to enjoy.

One of the standout features of this property is the parking space for 2 vehicles, with the added potential to have a lockable garage - ideal for those in need of extra storage or a secure space for their vehicles. The well-lit interiors create a warm and inviting atmosphere throughout the house, making it a delightful place to call home.

Built between 1990-1999, this house combines modern amenities with a touch of character. The spacious rooms offer flexibility for various living arrangements, ensuring comfort and functionality for all residents. Whether you're looking to relax in the cosy reception room or unwind in one of the bright bedrooms, this property has something for everyone.

Don't miss out on the opportunity to make this house your own - Templefield Gardens is waiting to welcome you home!

Reception

4.86m x 4.48m (15'11" x 14'8")

Double glazed window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

Dining Room

3.27m x 2.18m (10'9" x 7'2")

Double glazed door to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

Kitchen

3.27m x 2.20m (10'9" x 7'3")

Double glazed window to rear, double glazed door to side, Lino flooring, splashback tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap

Bedroom 1

2.88m x 4.48m (9'5" x 14'8")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light. Built up wardrobes

Bedroom 2

3.21m x 2.08m (10'6" x 6'10")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.00m x 2.30m (6'7" x 7'7")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

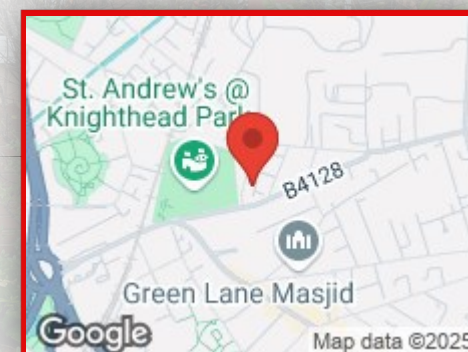
1.94m x 2.46m (6'4" x 8'1")

Privacy double glazed window to rear, carpet flooring, wall tiles, bathtub with separate taps, shower unit, pedestal wash with separate taps, extractor fan, wall mounted radiator

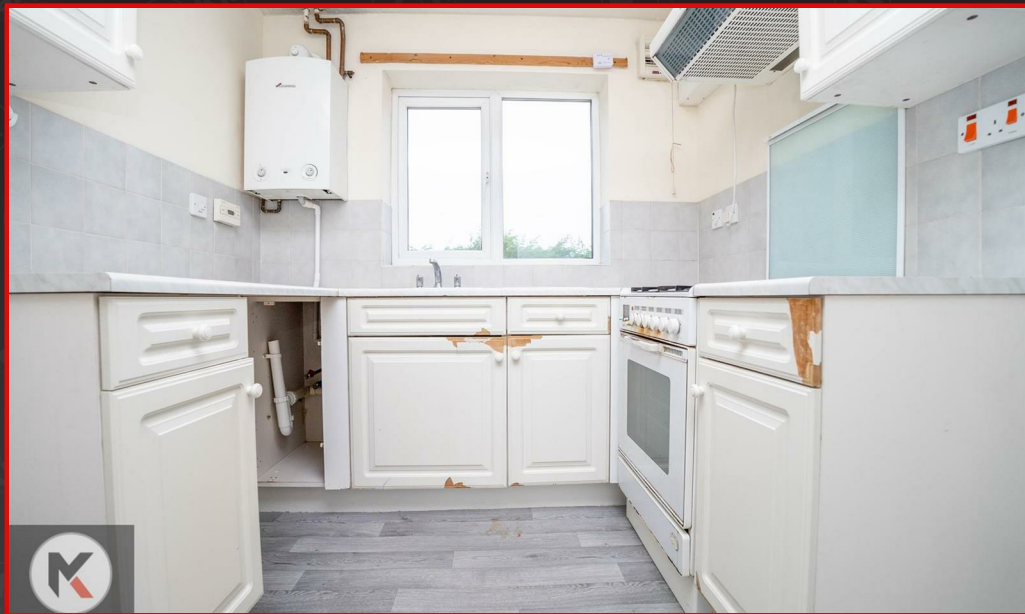
Garden

Well designed garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs

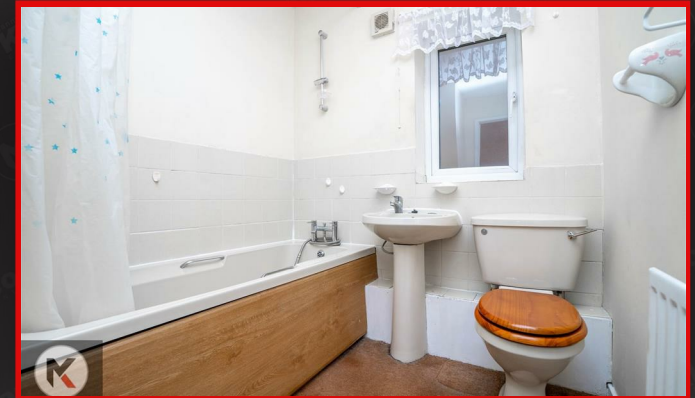
Directions



Templefield Gardens,



Templefield Gardens,





Total area: approx. 68.6 sq. metres (738.7 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

