





# Temple Meadows Road West Bromwich B71 4DF

for sale offers over  
**£300,000**



## Property Description

Connells are pleased to be offering to the market this extended three bedroom semi-detached family home situated in a desirable location that's within walking distance to Sandwell Park and Sandwell General Hospital and being close proximity to other popular local amenities, schools and transport links. There is also potential to extend to the side STP!

This outstanding family home offering an entrance porch, hallway, front reception room, large living room to the rear with a conservatory, kitchen diner, downstairs W.C and additional storage. The first floor offers a landing, three good sized bedrooms, a modern family bathroom. Externally the property benefits from a garage, tarmac drive and a landscaped rear garden.

CALL NOW TO VIEW!

## Entrance Porch

Double glazed door and window to the front and door to entrance hall.

## Entrance Hall

Stairs to the first floor and doors to dining room and lounge/dining room.

## Dining Room

12' 8" x 11' 10" ( 3.86m x 3.61m )

Double glazed bay window to the front and central heated radiator.

## Lounge/Dining Room

18' 4" max x 17' 6" max ( 5.59m max x 5.33m max )

Single glazed window to the side, central heated radiator, TV point, storage cupboard and door to conservatory.

## Kitchen

9' 10" x 8' 11" ( 3.00m x 2.72m )

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, plumbing point, gas point, double glazed window to the rear, door to WC and door to the rear garden.

## Conservatory

8' 8" x 8' ( 2.64m x 2.44m )

Double glazed windows to the rear and door to the side.

## First Floor Landing

Stairs rising from entrance hall, double glazed window to the side, storage cupboard housing boiler and doors to;

## Bedroom One

15' 2" x 2' 3" ( 4.62m x 0.69m )

Double glazed window to the front and central heated radiator.

## Bedroom Two

12' 3" x 11' 6" ( 3.73m x 3.51m )

Double glazed door and window to the rear and central heated radiator.

## Bedroom Three

9' 6" x 6' 9" ( 2.90m x 2.06m )

Double glazed window to the front and central heated radiator.

## Bathroom

Double glazed windows to the side and rear, fitted panel bath with shower over, wash hand basin, low level WC, tiled throughout and central heated radiator.

## Rear Garden

Slabbed patio area to the front, steps down to the grass lawn housing garden shed.

## Garage

17' 2" x 8' 9" ( 5.23m x 2.67m )

Up and over door. lighting and power.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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