



Templeton Road, Great Barr
Birmingham, B44 9BY

Offers Over £220,000

Great Barr

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Offered with no upward chain, this spacious three bedroom end terraced family home is ideal for First Time Buyers and is positioned on this highly popular road within Great Barr.

Set behind a block paved driveway, the property is accessed via a porch which opens into the good size reception hall with stairs off and doors lead to the kitchen as well as the through lounge / dining room which has a window to the front and patio doors to the rear. The kitchen has a range of units with a built in oven and hob, spaces for a fridge and washing machine and a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the rear and fitted wardrobes, the second bedroom is also a double with a window to the front and fitted wardrobes whilst the third bedroom is a good size single with a window to the front. The shower room has a good size shower cubicle with part wall tiling and a window to the rear.

Outside the rear garden has a good size patio area leading to the lawn with flower borders and a central path provides access to the useful rear garage / workshop and viewing of this double glazed and centrally heated home is a must.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
END TERRACED
SPACIOUS FAMILY HOME
IDEAL FOR FIRST TIME BUYERS

Reception Hall
3.63m (11'11") x 1.93m (6'4")

Lounge
7.28m (23'11") x 3.49m (11'5") max

Kitchen
3.65m (12') x 2.38m (7'10")

Bedroom 1
3.68m (12'1") x 3.49m (11'5")

Bedroom 2
3.64m (11'11") x 3.04m (10')

Bedroom 3
2.74m (9') x 2.38m (7'10")

Bathroom
1.85m (6'1") x 1.77m (5'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 17th June 2024

Viewer's Note:

Services connected: Gas Electric water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

