



Tyndale Crescent, Great Barr  
Birmingham, B43 7NR

**Offers Over £230,000**

# Great Barr

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Paul Carr Estate Agents are delighted to present this well kept three bedroom end terrace property located on Tyndale Crescent, on the popular Pheasey Estate, within walking distance of popular schools and local amenities

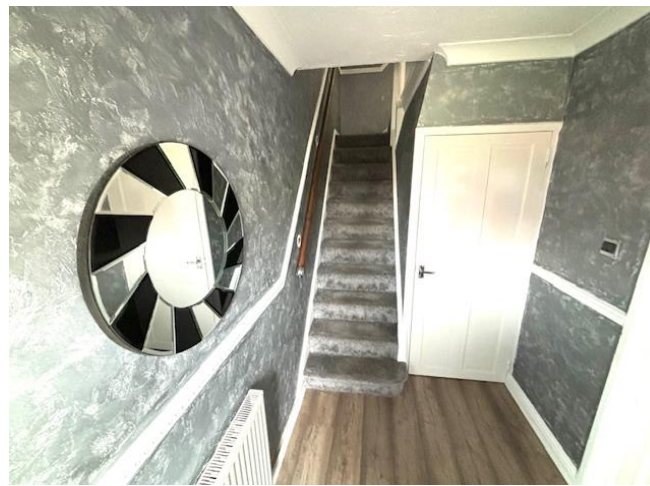
Approached via a tarmac frontage leading to the internal entrance.

The ground floor of the property offers a a hallway with stairs to the first floor and a spacious storage cupboard. A good size living room with large bay window and laminate flooring throughout. The kitchen dining room offers a kitchen with abundant wall and base units, with sink and drainer overlooking the garden, oven and hob with overhead extractor hood and space for further freestanding appliances. The family dining area offers ample space for table and chairs with a sliding patio door out into the garden.

To the first floor, there are three bedrooms, two comfortable doubles and the third bedroom being bigger than the average and contains a fitted wardrobe. The family Shower room offers a low level W.C, hand wash basin and quadrant shower enclosure with a small cupboard for towel storage.

Externally the property offers a large lawned garden, with a block paved patio area with canopy over. There are also two useful sheds at the rear of the garden.

Viewing is highly recommended on this chain free family home.





## Property Specification

THREE BEDROOMS  
END TERRACE  
NO UPWARD CHAIN  
KITCHEN & DINER  
SPACIOUS GARDEN

**Entrance Hallway**  
7' 10" x 5' 3" (2.4m x 1.6m)

**Living Room**  
14' 9" x 12' 10" (4.5m x 3.9m)

**Kitchen Diner**  
10' 10" x 16' 5" (3.3m x 5m)

**Bedroom One**  
10' 10" x 10' 10" (3.3m x 3.3m)

**Bedroom Two**  
13' 1" x 10' 10" (4m x 3.3m)

**Bedroom Three**  
10' 10" x 7' 10" (3.3m x 2.4m)

**Family Bathroom**  
7' 7" x 5' 7" (2.3m x 1.7m)

### 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:

### Viewer's Note:

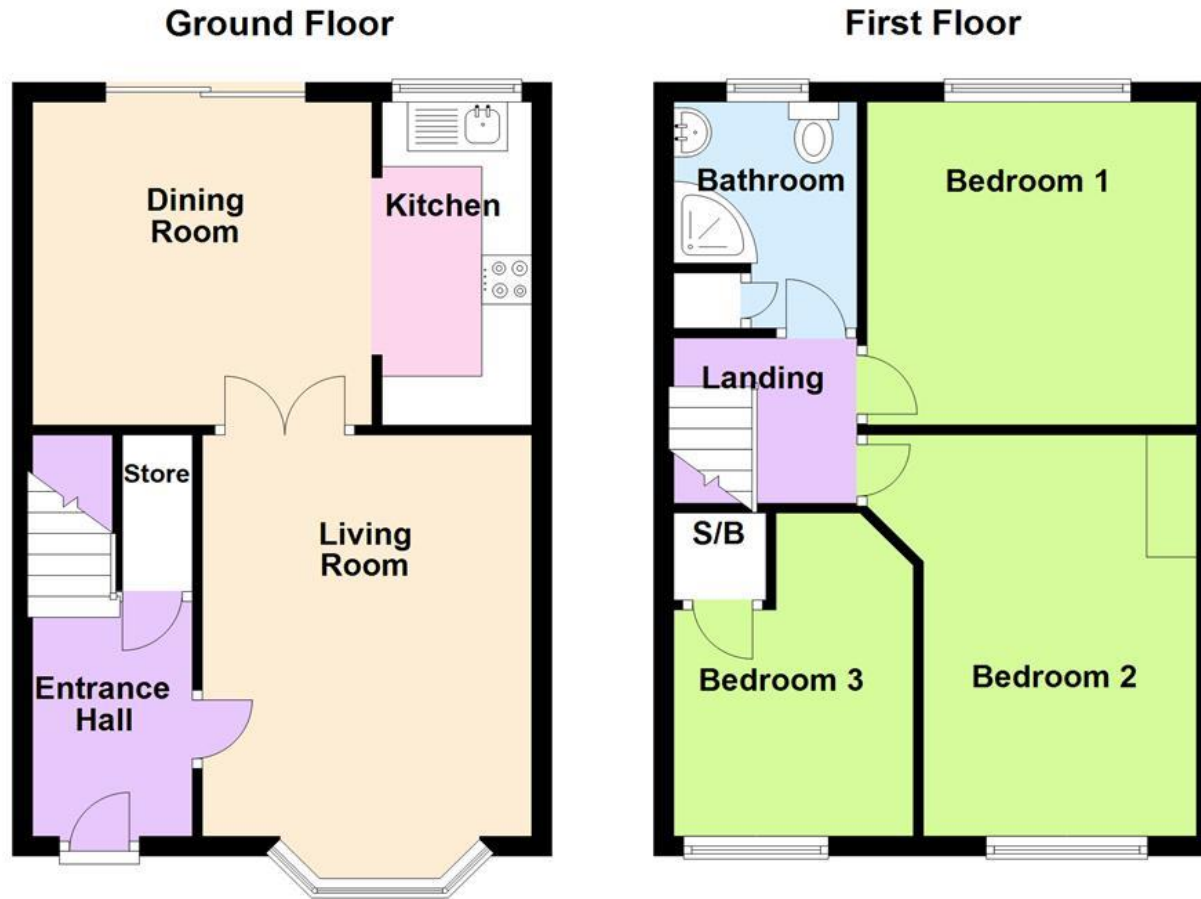
Services connected: mains electricity, gas, water and drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

## Map Location

