



Tyndale Crescent, Great Barr
Birmingham, B43 7HX

Offers in Excess of £200,000

Great Barr

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Tyndale Crescent is a three bedroom townhouse style property that offers generous living space spread over three floors. The property is within walking distance of Pheasey Park Farm Primary School and Barr Beacon Secondary School, along with local shops and excellent transport links.

Approached via the front blocked paved driveway, there is entrance through a secure porch.

Internally the hall has a door leading into the integral garage and a door to a versatile downstairs room that could be used as another bedroom, home office or playroom.

On the first floor there is a kitchen and dining area, the kitchen benefits from traditional wall and base cabinets with space and plumbing for integrated white goods to be installed and a one and a half bowl sink unit with drainer. The dining area benefits from good space for table and chairs with patio doors opening out onto the garden. The lounge is of very generous proportions and offers windows to the front aspect and stairs up onto the second floor.

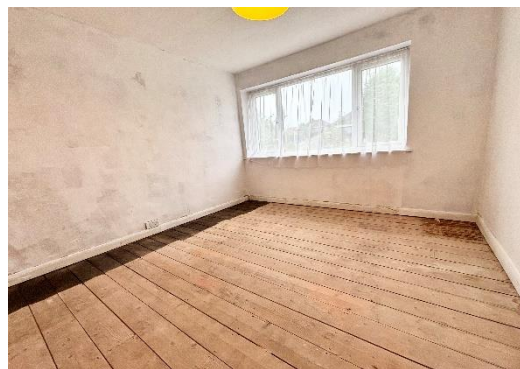
The second floor landing leads to three bedrooms, two being good size doubles and a reasonable size third bedroom. The family shower consists of a W.C., hand wash basin and shower cubicle.

Externally the rear garden is of good size with a patio area tiering up to further lawn space have fencing to the perimeter.

The property has double glazing and warm air heating being offered to the market with no upward chain.



Property Specification



THREE STOREY TOWNHOUSE
GENEROUS LIVING SPACE
BLOCKED PAVED DRIVE
INTEGRAL GARAGE
POTENTIAL FOURTH BEDROOM

Porch 1' 8" x 6' 4" (0.52m x 1.93m)

Hallway 11' 9" x 6' 11" (3.59m x 2.11m)

Store Room 10' 3" x 6' 11" (3.13m x 2.11m)

Garage 24' 2" x 7' 10" (7.36m x 2.39m)

Kitchen/Dining Room
16' 4" x 11' 3" (4.99m x 3.42m)

Lounge 16' 5" x 14' 1" (5m x 4.28m)

Bedroom 1 14' 1" x 10' 2" (4.29m x 3.1m)

Bedroom 2 11' 4" x 10' 2" (3.45m x 3.1m)

Bedroom 3 10' 4" x 6' 9" (3.14m x 2.05m)

Shower Room 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: C

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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

