



Tyndale Crescent, Great Barr  
Birmingham, B43 7NR

£230,000

# Great Barr

£230,000



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

Approached via a paved frontage leading to a secure porch for the internal entrance.

The ground floor of the property offers a welcoming hallway with stairs to the first floor and access to the kitchen/dining area.

Once entered into the kitchen/dining area you are presented with an array of wall base units finished off in a white décor with neutral toned work surface tops with sink unit and drainer overlooking the garden, fitted with integrated appliances such as a fridge freezer with further space for white goods to be installed. The family dining area offers ample space for table and chairs with a sliding patio door out into the garden and open access through to the lounge area consisting of a bay window and surround inset gas fireplace.

To the first floor, there are three bedrooms, two comfortable doubles and the third good sized bedroom. The family shower room offers a low level W.C, hand wash basin and quadrant shower enclosure with small cupboard spaces for further toiletries.

Externally the property offers a large lawned garden with taller tree lines to rear for added seclusion, a block paved patio area and fencing to the perimeter. There is also a useful shed and greenhouse at the rear of the garden.

Viewing is highly recommended for what this family home has to offer.





## Property Specification

MID-TERRACED PROPERTY  
WELL PRESENTED  
KITCHEN/DINING AREA  
MODERN SHOWER ROOM  
POPULAR PHEASEY ESTATE

Porch 2' 4" x 6' 7" (0.72m x 2m)

Hallway 12' 6" x 5' 5" (3.82m x 1.66m)

Lounge 15' 3" x 9' 10" (4.65m x 3m)

Kitchen/Dining Room 10' 11" x 15' 9"  
(3.33m x 4.8m)

Landing 6' 3" x 2' 7" (1.9m x 0.8m)

Bedroom 1 13' 1" x 11' 7" (4m x 3.54m)

Bedroom 2 11' 1" x 11' 8" (3.37m x 3.55m)

Bedroom 3 9' 6" x 8' 0" (2.89m x 2.44m)

Shower Room 7' 7" x 5' 7" (2.3m x 1.69m)

### 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:

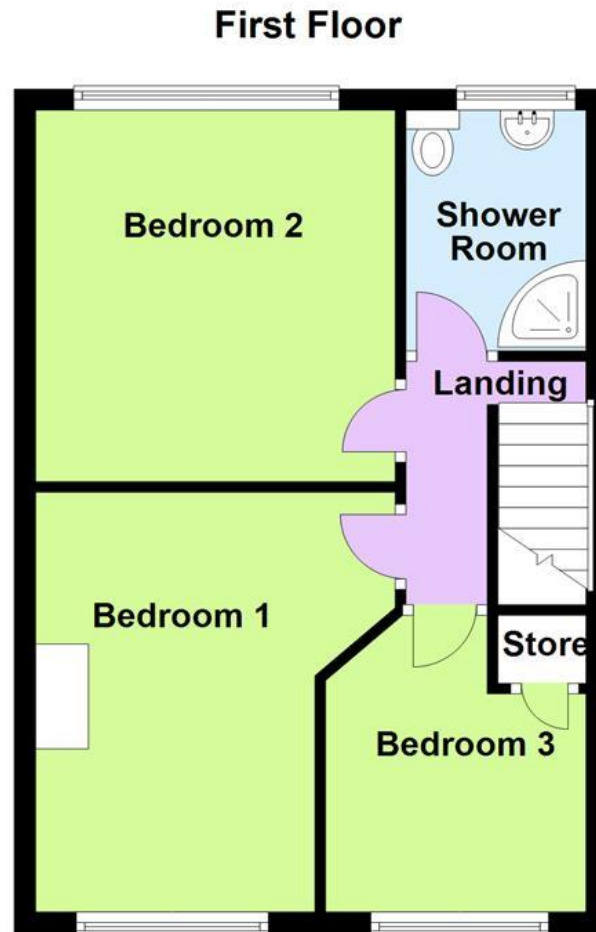
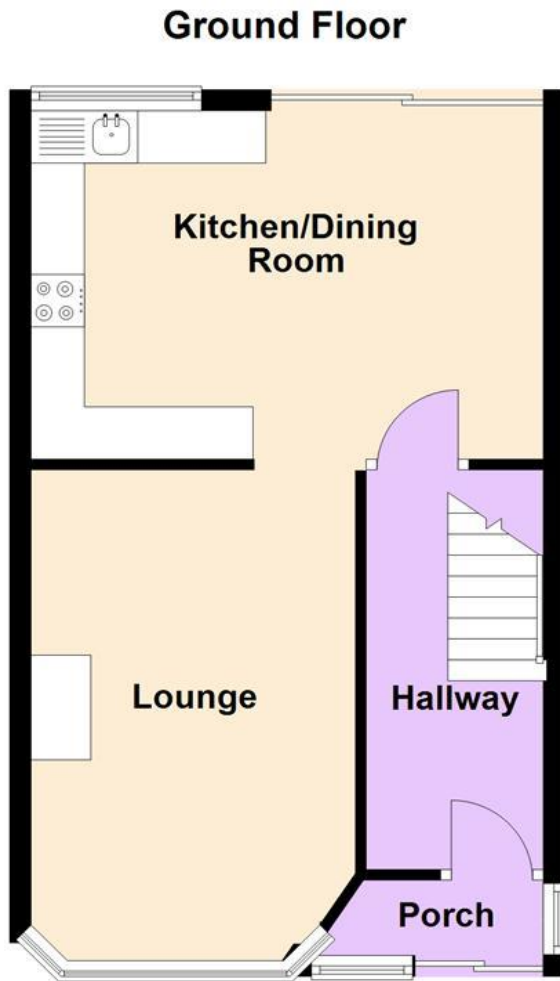
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

