



Tyndale Crescent, Great Barr  
Birmingham, B43 7NR

**£300,000**

***Paul Carr Estate Agents are pleased to present this immaculate three bedroom extended semi-detached home with two bathrooms and additional loft room space.***

This property is located on the well regarded Pheasey Estate in close commute to established schools for all ages, local amenities and transport links.

The property is approached via a printed paved driveway suitable for multiple vehicles. Direct access through the secure porch having a composite door leading you into the welcoming hallway giving access off to all ground floor areas with ceramic marble effect tiling ran throughout and convenient store space underneath the stairs with soft closing storage draws. Once entered into the front living space you are met with fashionable interior designs ambient lighting with a bay window to front. The kitchen diner space has been recently renovated to boast contemporary designs with a range of wall and base units in a light grey gloss decor with surrounding light and soft closing cabinets featuring integrated appliances such as: double oven, microwave, dishwasher, five gas ring hob with over head extractor and further space aside for the American styled fridge freezer. From the kitchen diner you have access to the extension room with sliding doors that has versatile usage being currently utilized as a utility with the additional shower room consisting of a shower unit, hand wash basin, heated towel rail and w.c.

Up onto the first floor the landing benefits from glass panels and rooms off to all bedroom with two being well sized doubles with fitted wardrobe space and a reasonable single third bedroom with built in store space. The main family bathroom portrays modern features having a bath with an overhead shower, LED mirror, hand wash basin next to the lower level w.c.

This property benefits from having a loft conversion leading you up to another floor for another well sized area currently being used as a bedroom. ( Note: completion certificates not in place)

Externally the property has a well sized but maintainable garden space with fencing to the perimeter.

**Viewing is highly recommended for what this modernised property has to offer**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Porch 8' 11" x 3' 5" (2.73m x 1.03m)**

**Hall 11' 5" x 5' 5" (3.49m x 1.64m)**

**Lounge 15' 3" x 10' 8" (4.65m x 3.24m)**

**Kitchen/Diner 10' 11" x 16' 9" (3.33m x 5.10m)**

**Extension 13' 1" x 8' 8" (4m x 2.64m)**

**Shower Room 7' 10" x 2' 5" (2.4m x 0.74m)**

**Landing 9' 3" x 2' 6" (2.81m x 0.77m)**

**Bathroom 7' 8" x 5' 8" (2.34m x 1.72m)**

**Bedroom 1 13' 1" x 10' 9" (3.98m x 3.28m)**

**Bedroom 2 0' 0" x 10' 8" (3.35m x 3.26m)**

**Bedroom 3 8' 9" x 7' 11" (2.67m x 2.41m)**

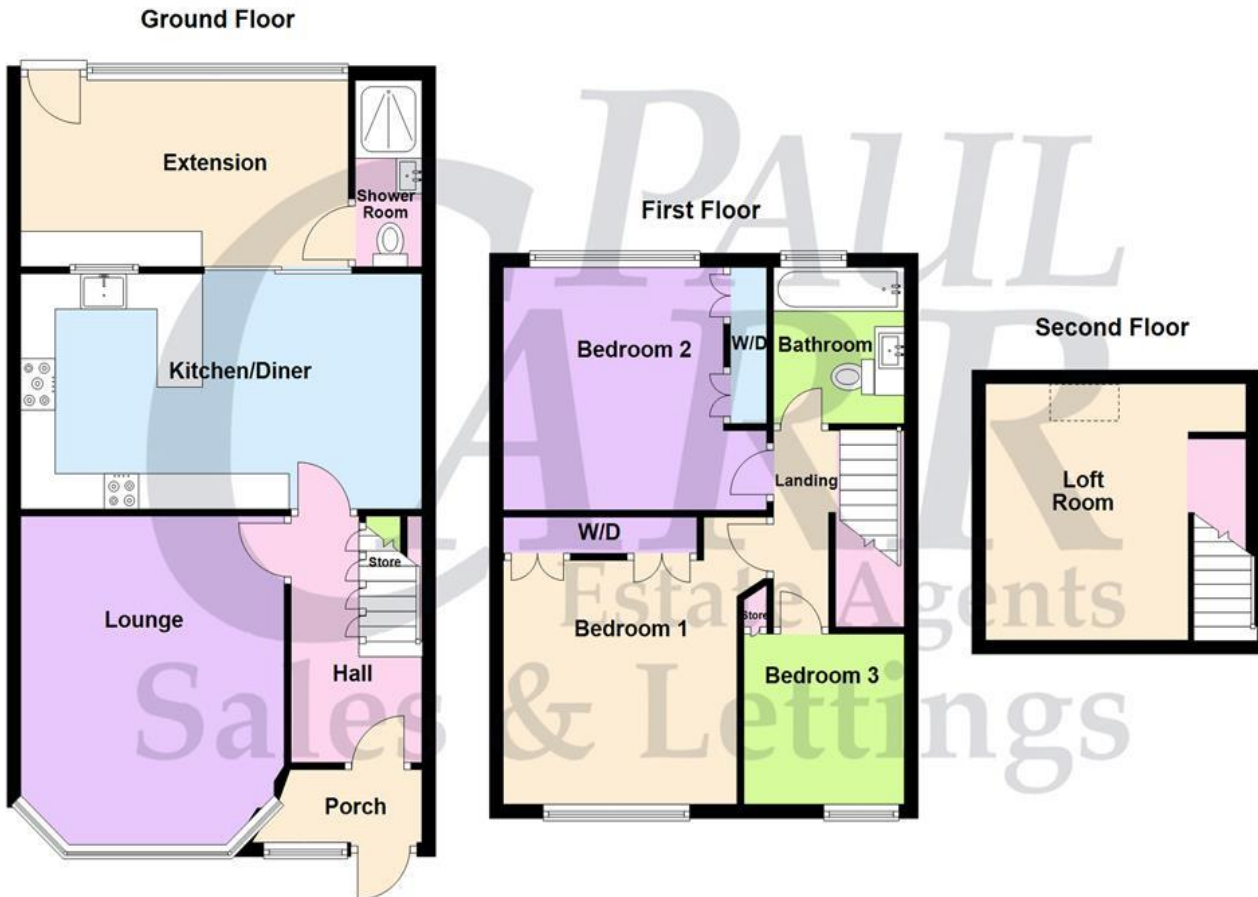
**Loft Room 11' 11" x 9' 8" (3.62m x 2.94m)**





# Floor Plan

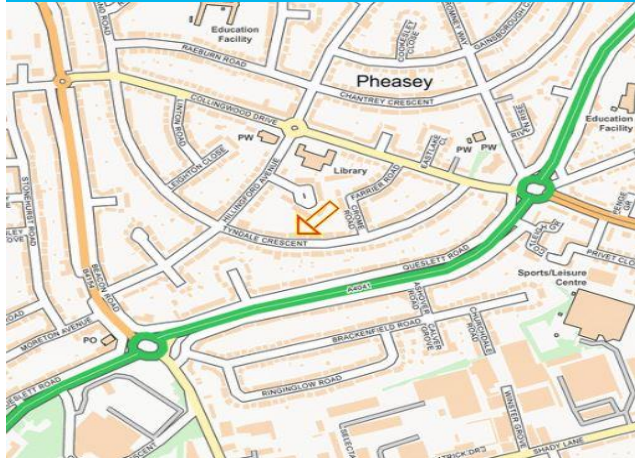
This floor plan is not drawn to scale and is for illustration purposes only

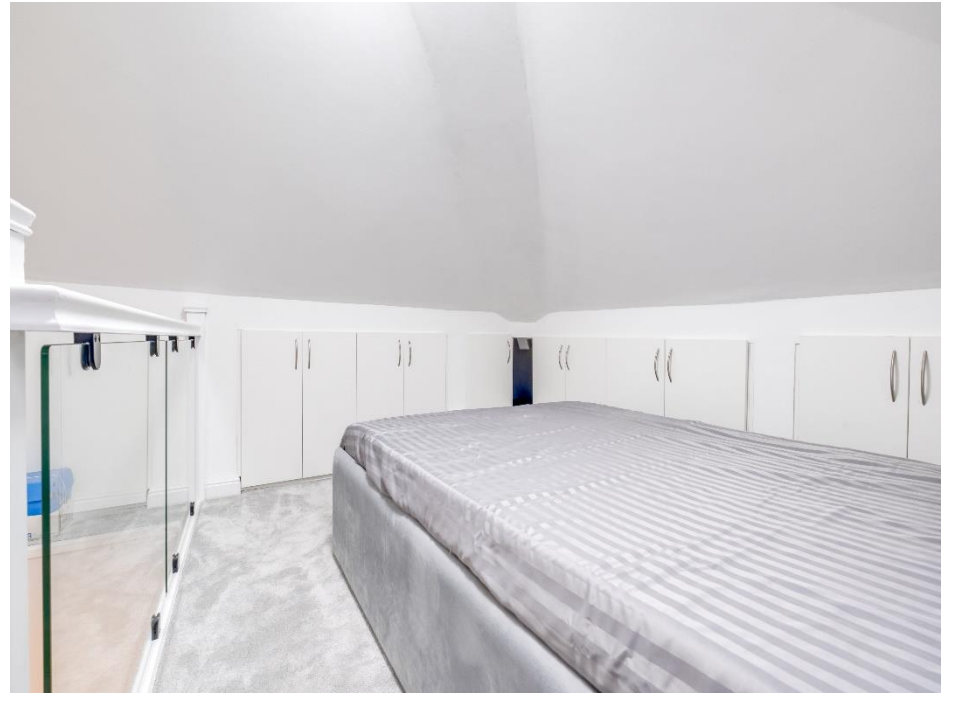


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







**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: