

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED END OF TERRACED FAMILY HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- SPACIOUS FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- OFF ROAD PARKING / GARAGE
- QUITE / SOUGHT AFTER LOCATION



TEMPLEMORE DRIVE, GREAT BARR, B43 5HF - OFFERS OVER £330,000

A Spacious Four-Bedroom End-Terrace in the Heart of Great Barr. Situated in a sought-after part of Great Barr, this well-presented four-bedroom end-of-terrace home offers generous living space, modern family features, and excellent convenience. To the rear, the property benefits from both a garage and off-road parking, with a low-maintenance garden that provides the perfect outdoor space for relaxing or entertaining. Inside, the home has been thoughtfully extended to create a bright and stylish open-plan kitchen-diner with a separate utility room. The ground floor also boasts a spacious through-lounge/diner, ideal for family living and entertaining alike. Upstairs, you'll find four well-proportioned bedrooms, master with en suite shower room and serviced by a large family bathroom, making this an excellent choice for growing families. With its prime location, versatile layout, and modern features, this property is ready to move straight into and enjoy. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via lawned garden and brick block footpath, leading to double glazed entrance door into;

HALLWAY: 6'4 x 10'8: A large light and airy hallway with stairs to first floor, radiator, storage cupboard and doors into;

THROUGH LOUNGE/DINER: 13'8 max, 7'7 min x 25'5: A great size through living / dining area with radiator, double glazed window to front and double glazed double patio doors to rear along with door leading into;

EXTENDED OPEN PLAN FITTED KITCHEN: 16'9 max, 6'9 min x 14'3 max, 9'7 min: A extended open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for dishwasher and washing machine, tiling to floor, radiator and double glazed double patio doors to rear and centre island allowing dining space.

UTILITY ROOM: 6'9 x 11'3: A great additional space fitted with a range of storage units, space for tumble dryer and fridge freezer and double glazed window to front.

LANDING: 13'9 max, 2'9 min x 9'2: A light and airy landing with storage into the eves and doors into;

BEDROOM ONE: 10'7 x 12'4 max, 10'5(wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator along with door leading into;

ENSUITE: 5'8 x 5'4: Fitted with a walk in shower cubicle, wash hand basin set into vanity unit. Close couple W.C, tiling to floor and walls and double glazed window to rear.

BEDROOM TWO: 10'7 max, 7'8 min x 13'2 max, 4'9 min: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'9 x 14'5: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 8'8 max, 5'6 min x 7'9 max, 5'6 min: A final bedroom with radiator and double glazed window to front.

BATHROOM: 6'9 x 9'2: A large family bathroom with fitted suite with corner panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size low maintenance garden with paved patio area and fencing to borders.

TENURE: We have been informed by the vendors that property is Freehold.(Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.



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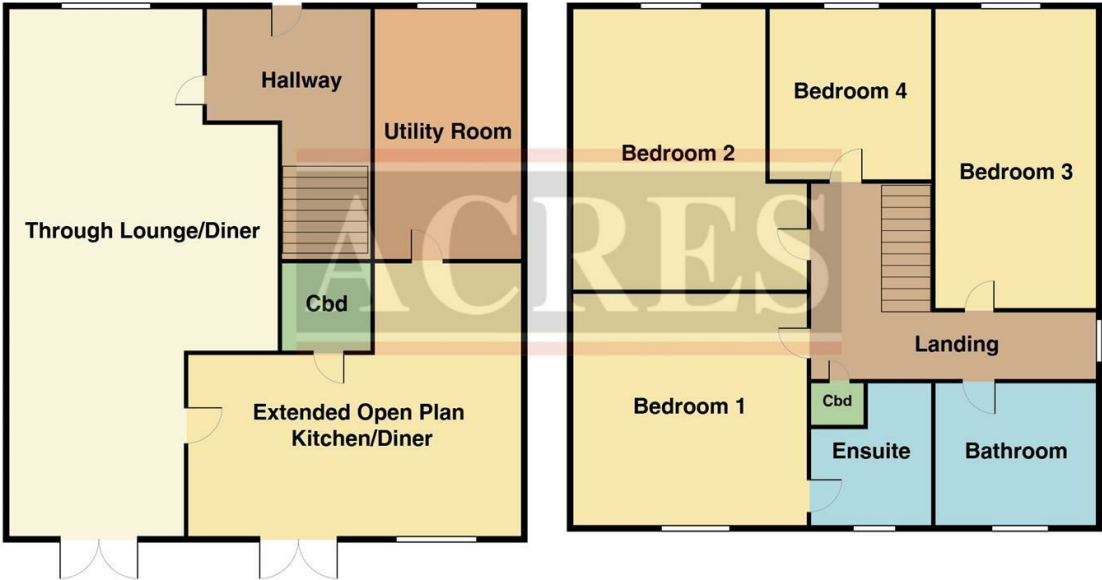
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



17 Templemore Drive, Great Barr, B43 5HF



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.