



**Tyndale Crescent
Great Barr**

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Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented, three bedroom semi detached house, situated in a popular residential area, within walking distance of good schools and local amenities.

The property features a good sized lounge and separate dining/sitting, fitted kitchen and useful utility, inviting reception hall and porch. On the top floor three bedrooms, landing area and a recently fitted modern bathroom.

Externally the property offers a two car block paved drive and large garage. The generously sized, private rear garden is set over several tiers and is ideal for entertaining.

The property has recently undergone refurbishment, some of the work carried out includes: re-decorated throughout, new flooring, new radiators, new plugs and new flooring, new radiators, new plugs and USB sockets, a new bannister, new doors, and a boarded loft equipped with lighting and a pull-down ladder.

It is situated in the popular north Birmingham suburb of Great Barr, conveniently positioned for access to a wide range of local amenities, schools and excellent transport links. The A34, providing a direct route into Birmingham city centre, is just a short distance away, while Junction 7 of the M6 is approximately a mile to the north, making the location particularly convenient for commuters travelling throughout the wider West Midlands.

Families are well served by a good selection of nearby schools, including Pheasey Park Farm Primary School and Barr Beacon School, with further schooling options available throughout the surrounding Perry Beeches, Great Barr and Streetly areas.

The property is also ideally placed for access to a variety of shopping and leisure facilities. Great Barr provides a range of everyday amenities, while the nearby centres of Aldridge and Sutton Coldfield offer a broader selection of shops, supermarkets, restaurants, cafés and leisure facilities.

RECEPTION HALL:

Accessed via the porch and featuring: laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and door to dining room.

DINING/SITTING ROOM:

10' 5" x 10' 9" (3.18m x 3.27m)

Laminate flooring, ceiling light points, recessed spot lights, vertical radiator, French doors to rear garden, door to kitchen and open plan to lounge.

LOUNGE:

14' 3" into bay x 10' 11" (4.34m x 3.34m)

Modern feature fireplace, laminate flooring, TV & phone sockets, wall light points and bay window to front.

KITCHEN:

5' 7" x 10' 5" (1.70m x 3.18m)

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, wall mounted boiler, coving, ceiling light point, laminate flooring, window to side and door to utility with space for further appliances, door to garden and windows to side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:

10' 10" max x 12' 6" (3.29m x 3.81m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear with open views of countryside.





BEDROOM TWO:

10' 10" x 10' 6" (3.29m x 3.20m)

Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

9' 4" x 7' 11" (2.85m x 2.41m)

Laminate flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: corner shower cubicle, cabinet wash hand basin, , W/C, tiled walls and flooring, ceiling light point and window to rear.



GARAGE:

19' 3"max x 8' 9" (5.87m x 2.67m)

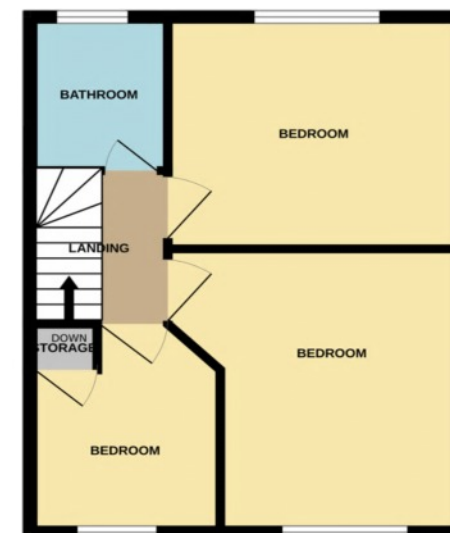
VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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