



**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 north Birmingham suburb of Great Barr and is well placed to take advantage of the various road and rail network links nearby. The A34, a main route into Birmingham, is a short distance away and Junction 7 of the M6 is situated a mile or so to the north. Three railway stations, the nearest being Hamstead, provide convenient access to local and national rail connections. It is also served by two shopping centres: one at Great Barr and also the well known Perry Barr One Stop Centre with its wide selection of retail and food outlets. The local school is Perry Beeches Academy.

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)

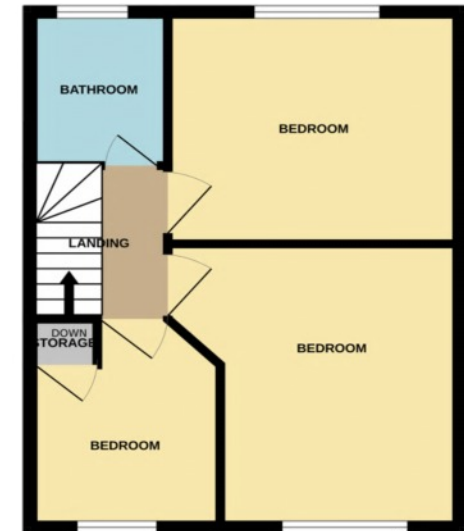
VIEWING:

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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