

for sale

offers in excess of **£240,000**



Templeton Road Birmingham B44 9BU

**\*\* THREE BEDROOMS \*\* DRIVE \*\* DOWNSTAIRS WC \*\* GARAGE TO THE REAR \*\* SOUGHT AFTER LOCATION \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* WILL APPEAL TO FIRST TIME BUYERS \*\* INVESTMENT OPPORTUNITY / BUY TO LET \*\***

# Templeton Road Birmingham B44 9BU

## Porch

## Lounge

15' 8" x 14' 11" ( 4.78m x 4.55m )

## Kitchen

16' 8" x 10' 5" ( 5.08m x 3.17m )

## Ground Floor Shower Room

7' 2" x 4' 2" ( 2.18m x 1.27m )

## Bedroom One

15' 6" x 12' 2" ( 4.72m x 3.71m )

## Bedroom Two

12' 2" x 9' 4" ( 3.71m x 2.84m )

## Bedroom Three

8' 9" x 9' 7" ( 2.67m x 2.92m )

## Family Bathroom

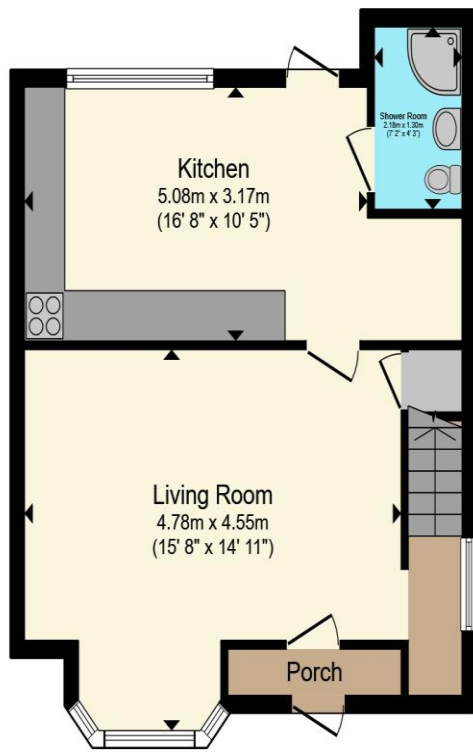
7' 6" x 5' 10" ( 2.29m x 1.78m )

## Agents Note

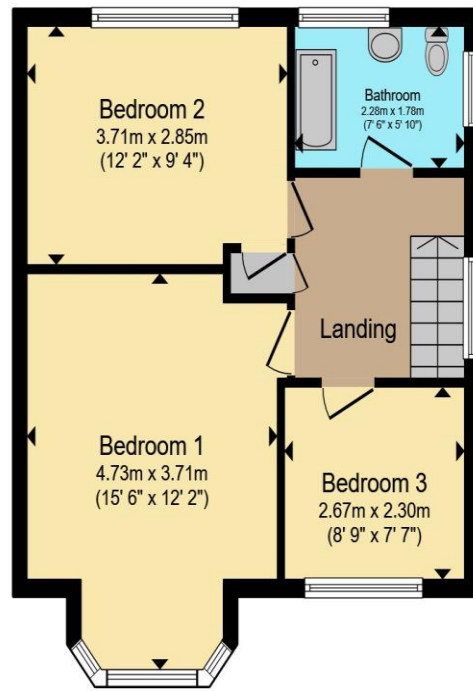
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







**Ground Floor**



**First Floor**

Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: GBR313105 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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