PAUL CARR Estate Agents Sales & Lettings

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Templeton Road, Birmingham, B44 9DA

Offers Over £280,000

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Welcoming to the market with no upward chain this well presented four bedroom semi detached dormer bungalow located on the popular Templeton Road. Situated close to good local school, shops and amenities making it perfect for first time buyers and growing families.

Approached via a gated entrance with a driveway alongside a frontal garden and entered through the front door. Upon entry you are welcomed by a large entrance hall giving you access to the ground floor. The kitchen offers an array of wall and base units, plenty of countertop space, gas hob and oven, sink unit side drainer, built in fridge/freezer and washing machine. The lounge is another great space with French doors leading out to the garden. The family bathroom consists of a bathtub with shower over, hand wash unit and WC. Completing the ground floor are two bedrooms with versatile use as one is currently set up as a dining room. Heading upstairs you are presented with two further bedrooms, the main bedroom benefiting from built in storage and eaves storage housing the boiler.

Externally, the home has a well-sized rear garden with a paved patio, lawned area, fencing and a useful rear garage. Viewing this excellent family home is highly recommended.





















Property Specification

FOUR BEDROOM BUNGALOW
SEMI-DETACHED
LARGE FRONT DRIVEWAY AND GARDEN
GARAGE TO REAR
EXCELLENT FIRST TIME BUY

Kitchen 3.40m (11'2") x 2.40m (7'10")

Lounge 4.50m (14'9") x 3.40m (11'2")

Bedroom 1 3.50m (11'6") x 3.40m (11'2")

Bedroom 3 3.40m (11'2") x 2.10m (6'11")

Bathroom 2.50m (8'2") x 1.40m (4'7")

Entrance Hall 3.40m (11'2") x 3.40m (11'2")

Bedroom 2 4.70m (15'5") max x 3.10m (10'2") max

Bedroom 4 2.70m (8'10") x 2.50m (8'2")

Landing 2.70m (8'10") x 1.06m (3'6")

Cupboard 1.00m (3'3") x 0.52m (1'8")

Eaves

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

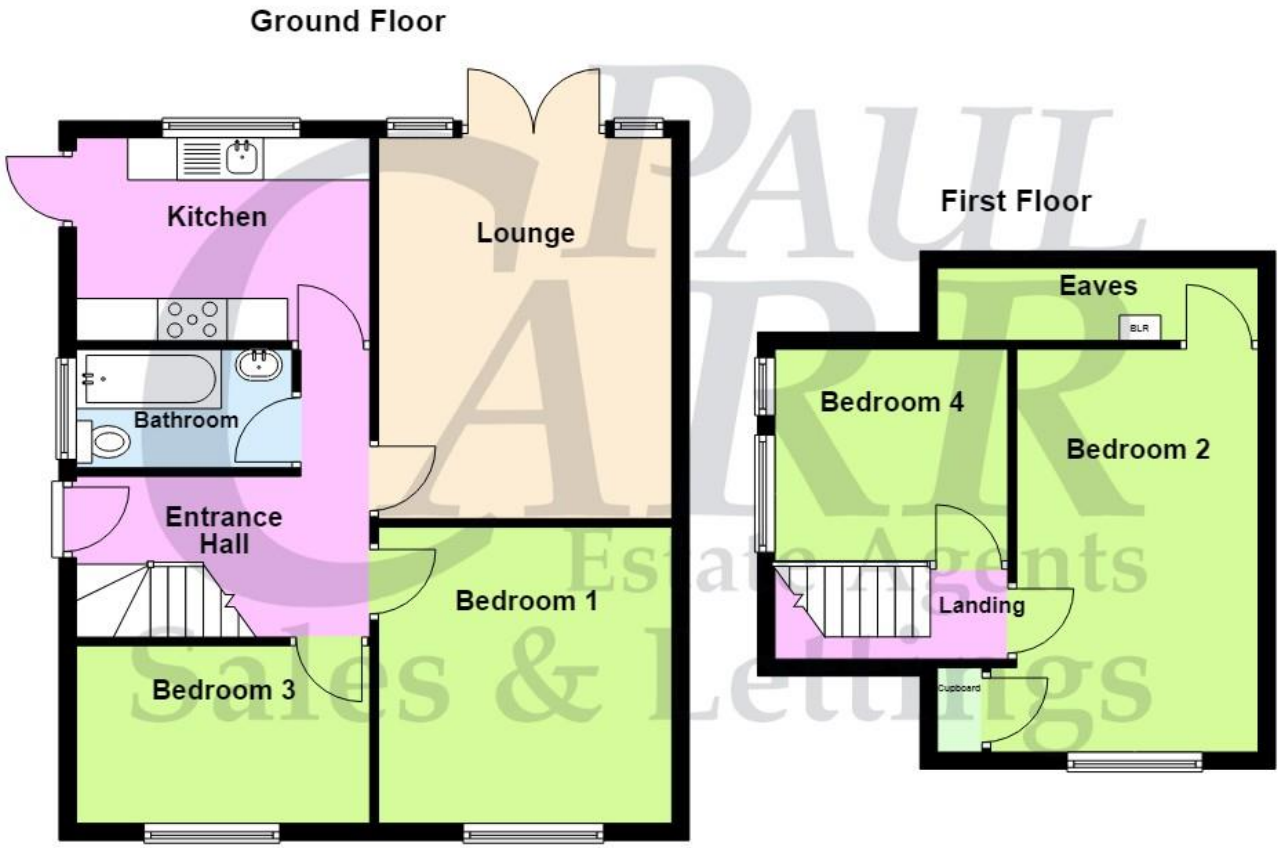
Services connected: Gas Electric Water and Drainage

Council tax band: C

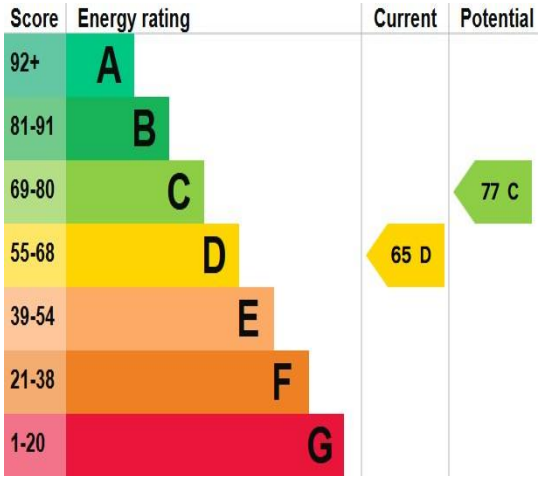
Tenure: Freehold

Floor Plan

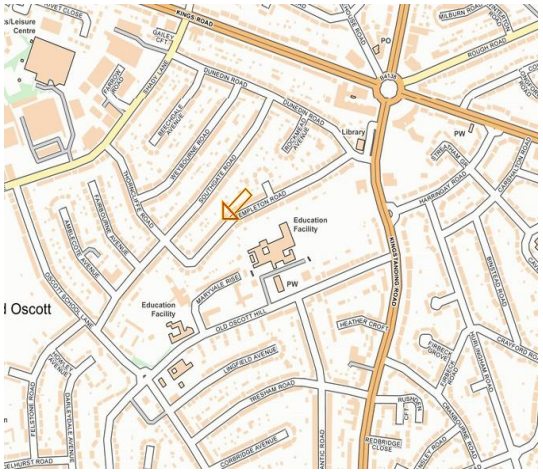
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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