



**Connells**

Templemore Drive  
Birmingham



### Property Description

8' x 6' 11" ( 2.44m x 2.11m )

We have a Deceptively Spacious Four Bedroom End Terraced Family Home, nestled nicely on a private walkway giving additional privacy. This Family Home also benefits from a Garage to the Rear along side other Residents Garages, the plot here is also used by some residents to Park. Internally we have an Open Plan Lounge Diner, a very Spacious Breakfast Kitchen with a separate Utility Room. The First Floor has Four Generous size Bedrooms with an En-Suite to the Master Bedroom.

Location is key as close to local Schools, Shopping Amenities and the Motorway Links for those commuting.

### Entrance

### Lounge

19' 8" x 13' 10" ( 5.99m x 4.22m )

### Dining Room

17' 1" x 7' 1" ( 5.21m x 2.16m )

### Reception Room

13' 10" x 13' 1" ( 4.22m x 3.99m )

### First Floor Accommodation

#### Bedroom One

12' 6" x 10' 9" ( 3.81m x 3.28m )

#### Bedroom Two

12' 3" x 7' 10" ( 3.73m x 2.39m )

#### Bedroom Three

14' 1" x 6' 4" ( 4.29m x 1.93m )

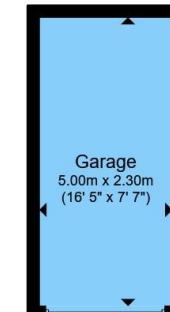
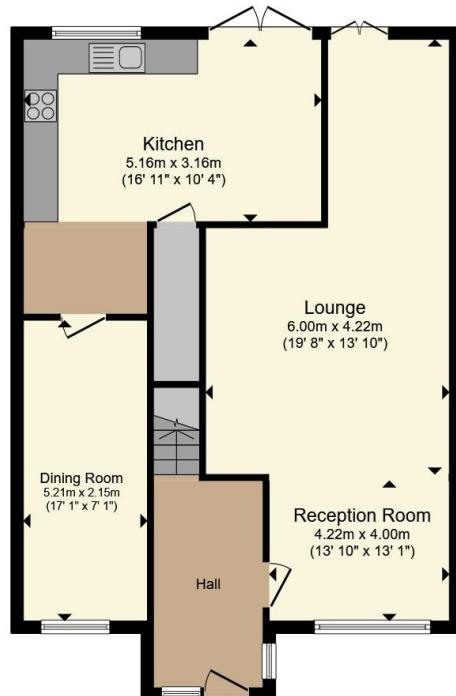
#### Bathroom











Total floor area 144.2 m<sup>2</sup> (1,552 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)

Connells

To view this property please contact Connells on

**T 0121 357 6877**  
**E greatbarr@connells.co.uk**

907 Walsall Road Great Barr  
BIRMINGHAM B42 1TN

EPC Rating: B    Council Tax  
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/GBR303747](http://connells.co.uk/Property/GBR303747)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: GBR303747 - 0002